



**OJRSA - Oconee County & Western  
Anderson County Sewer Master Plan:  
OJRSA Board Meeting – Final Presentation**

**July 1, 2024**

Weston & Sampson



**BOLTON  
& MENK**

Real People. Real Solutions.

# OJRSA – Board Meeting

July 1, 2024

## AGENDA:

- Welcome
- Project Foundation
- Final Planning Analysis
- Public Engagement Results
- Engineering Analysis & Scenario Analysis
- Questions / Comments



# Welcome

---



Weston & Sampson<sup>SM</sup>

 **BOLTON  
& MENK**

Real People. Real Solutions.

An aerial photograph of a wastewater treatment plant. The facility features several large circular aeration tanks, some with blue water, and various industrial buildings and structures. The plant is situated in a grassy area with trees in the background. The text "Project Foundation" is overlaid in the center in a large, white, sans-serif font.

# Project Foundation

# Project Foundation

- Reminder this is not the feasibility study > presentation August 5
  - Seneca Gignilliat Community Center  
621 North Townville Street, Seneca at 4:00 pm
- Planning document to guide future capital spending decisions for sewer within Oconee County over a 20-year project horizon
- We were not tasked with reviewing the individual city systems
- We analyzed planning at the county level and focused sewer growth based on the following:
  - Public and stakeholder input
  - Engineering feasibility
  - Proximity to existing sewer and trunk line capacity
  - Growth Projections and Planning Analysis

An aerial photograph of a wastewater treatment plant. The image shows several large circular aeration tanks, rectangular clarifiers, and various industrial buildings. The facility is surrounded by a mix of green grass and bare trees, suggesting a late autumn or winter setting. The overall scene is captured from a high angle, providing a comprehensive view of the plant's layout.

# Public Engagement & Planning Analysis Results

# Engagement Process (2023-2024)

---

- Oct. 16: Municipal Planning Input meeting
- Nov. 8: First Stakeholder Meeting
- Feb. 1 - April 1: Survey Open
- Feb. 8, 15, 22: Public Workshops
- May 22: Second Stakeholder Meeting

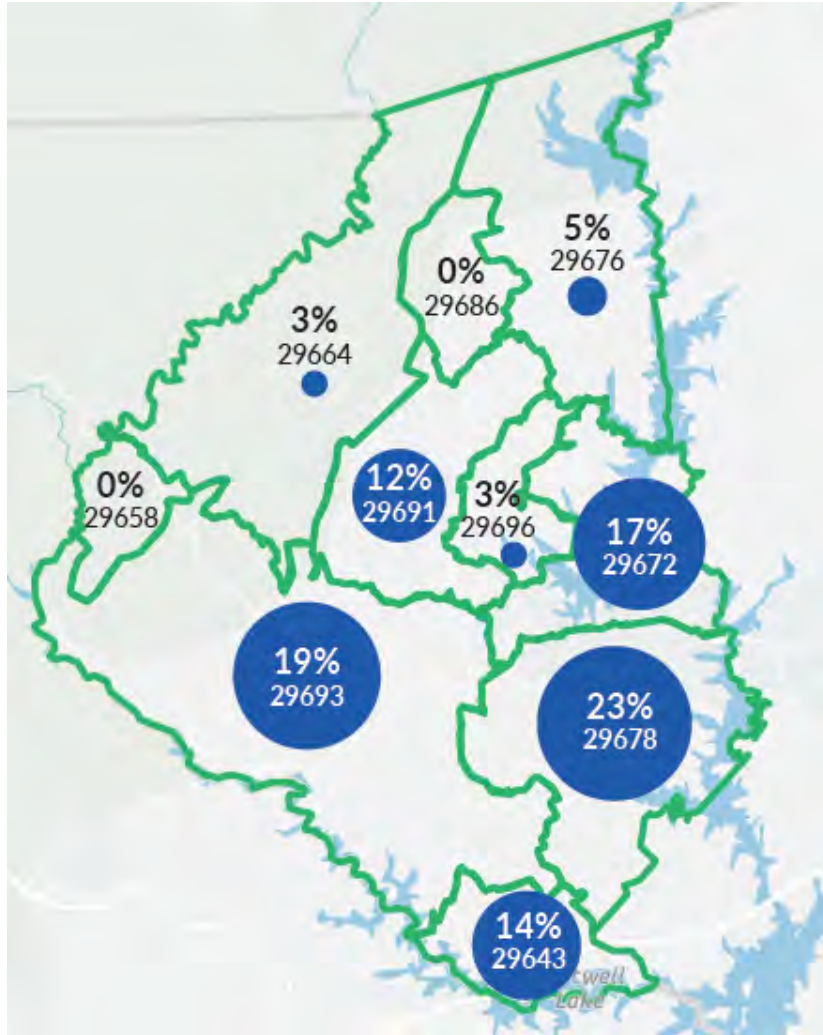


# High Level Survey Results

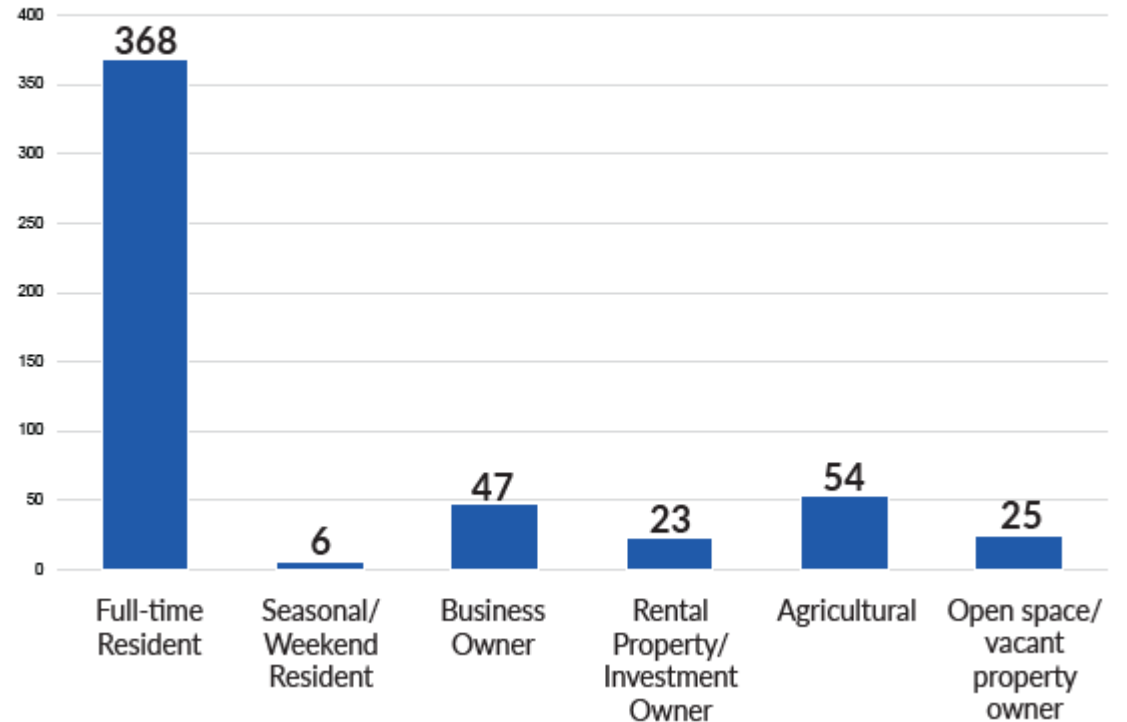
**382**  
completed  
responses

**98.5%**  
of people reside and/  
or own a property in  
Oconee County

Non-resident  
respondents (6) identified  
themselves primarily as  
concerned citizens living  
outside the study area.



How would you classify your relationship to Oconee County?  
(select all that apply)

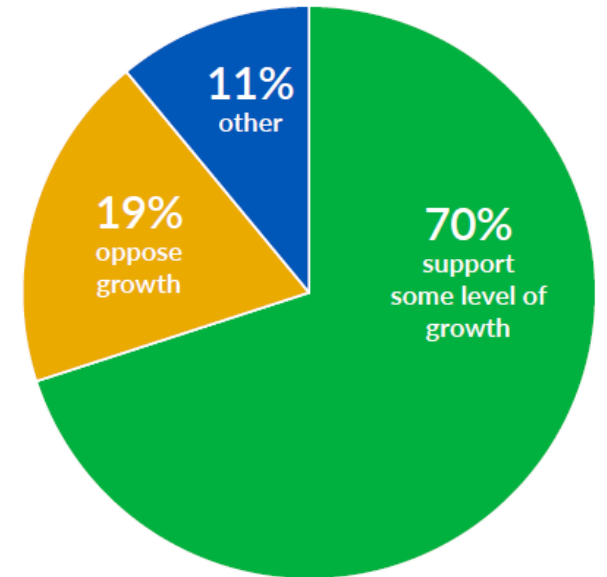
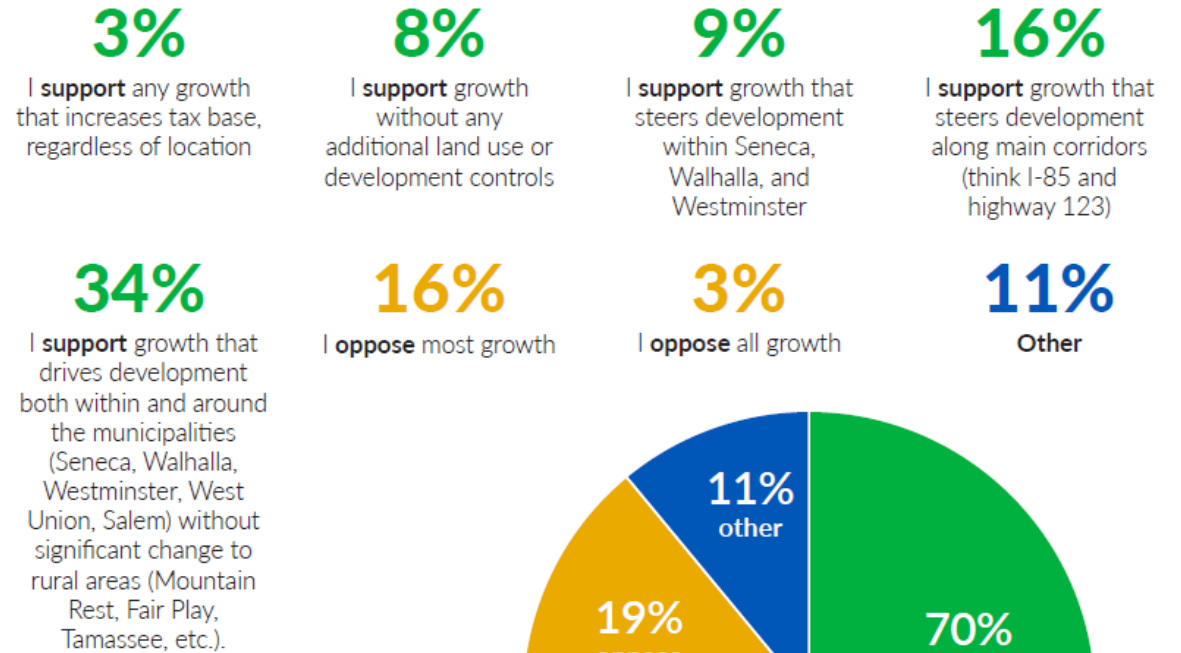




# High Level Survey Results

Oconee County is currently experiencing rapid development in certain areas. With that in mind please choose the statement that best describes your outlook on growth.

|  | Somewhat Important | Very Important |
|--|--------------------|----------------|
| Protect property value   | 23%                | 57%            |
| Maintain rural nature of Oconee County   | 14%                | 71%            |
| Protect open space and recreational areas  | 15%                | 75%            |
| Protect farmland   | 11%                | 76%            |
| Protect quality of the environment   | 15%                | 75%            |
| Enhance tax base within Oconee County  | 29%                | 24%            |
| Control the pace of development  | 23%                | 63%            |
| Control the type of development  | 17%                | 70%            |
| Development Moratorium to temporarily halt specific development to allow for municipalities to plan for growth | 20%                | 51%            |



★ There is a strong call for balanced, controlled growth that respects the community's character, preserves natural resources, and involves input from residents

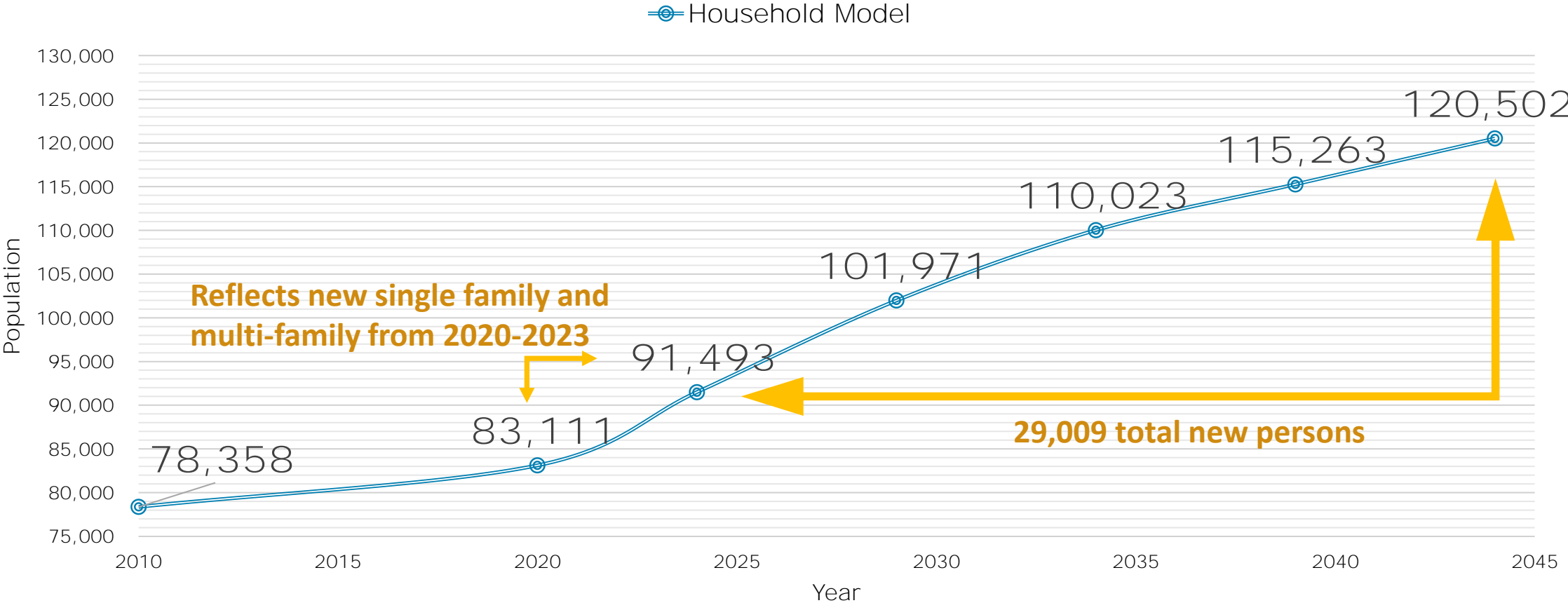
## Comment Observations\*

- Concern about preserving the natural beauty and the environment
  - Passion is high and opinions are strong
  - A call to look at what has happened elsewhere and learn from it
- Confusion about cost to residents and how sewer infrastructure is paid for and by which entity
  - Additional confusion regarding the County \$25 million bond
- Growth is generally supported; respondents prefer to see some type of limitation to growth:
  - Development standards, land use planning, agricultural land protection, managed growth, focused growth along major corridors and within cities were a few of the strategies mentioned

## Comment Observations\*

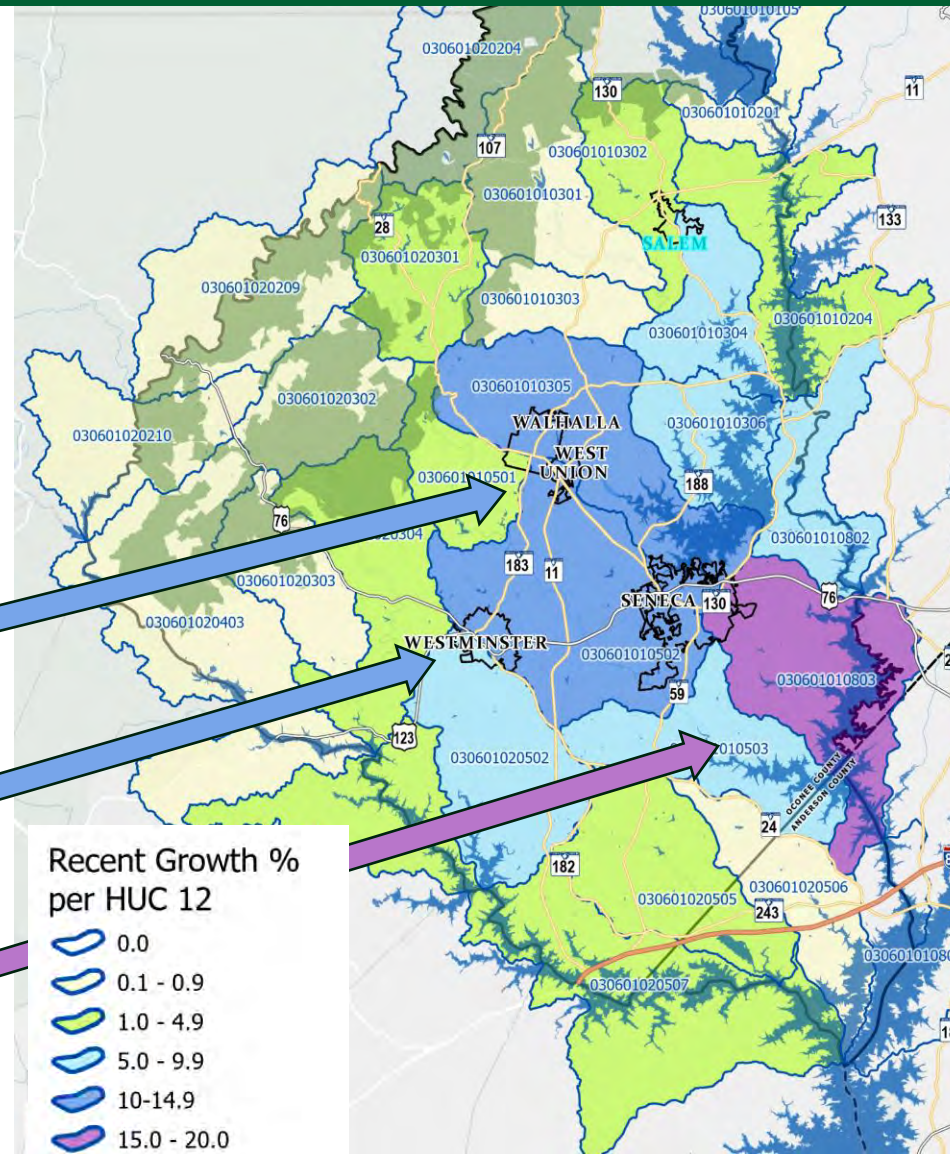
- Confusion regarding which entity has control regarding sewer infrastructure (both maintenance of existing and building of new)
  - There were misconceptions about existing sewer capacity and requirements to connect to new sewer once available
  - There was a call for transparency and continued public involvement especially for major investments
- Desire to see the existing system maintained and upgraded as a priority over new infrastructure
  - Infill development - both within the current cities and the existing industrial parks is preferred where sewer is already available
- There were several respondents who want to see expansion happen and commented about how long it is taking

# Growth Projections – Recent New Addresses



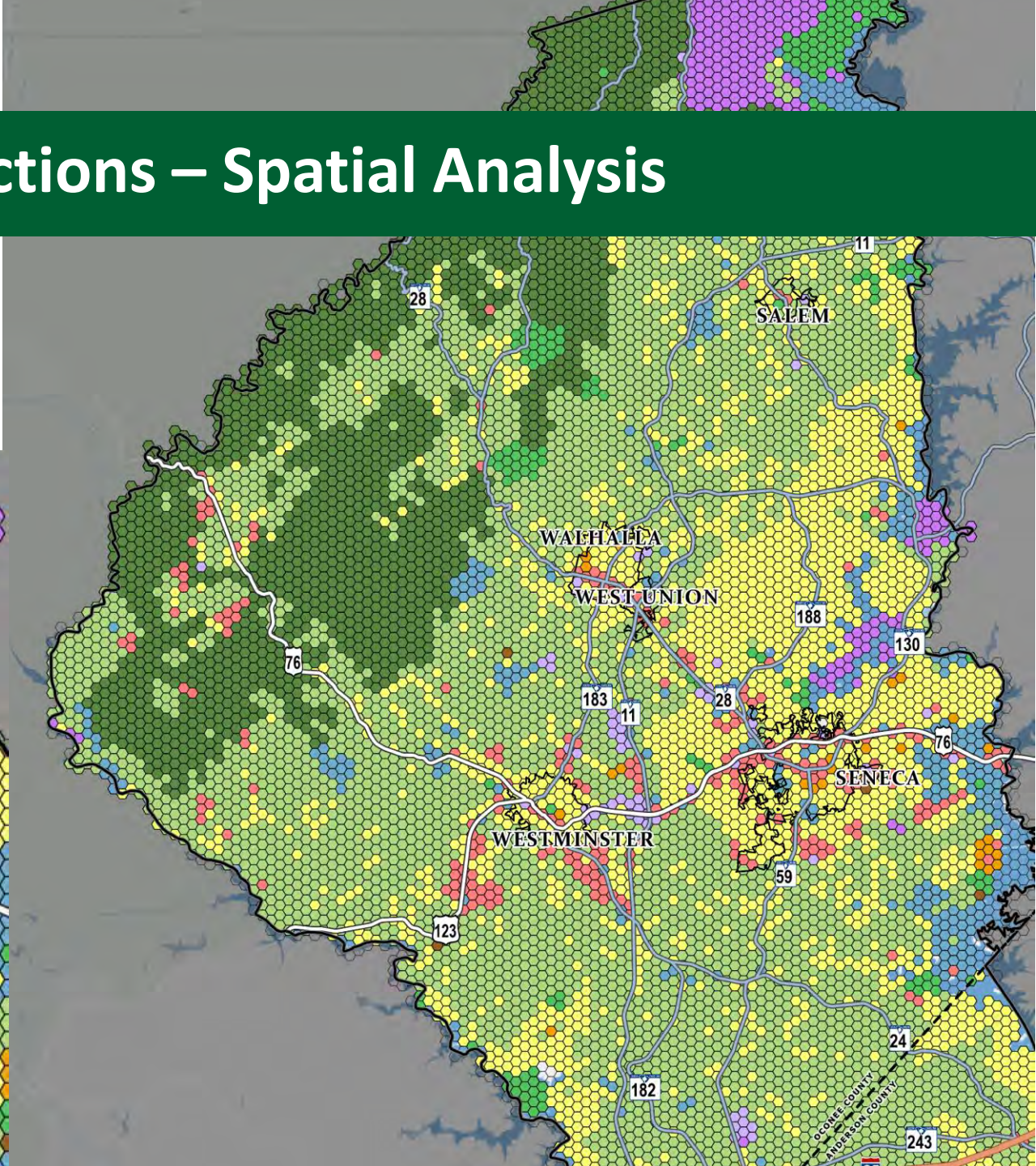
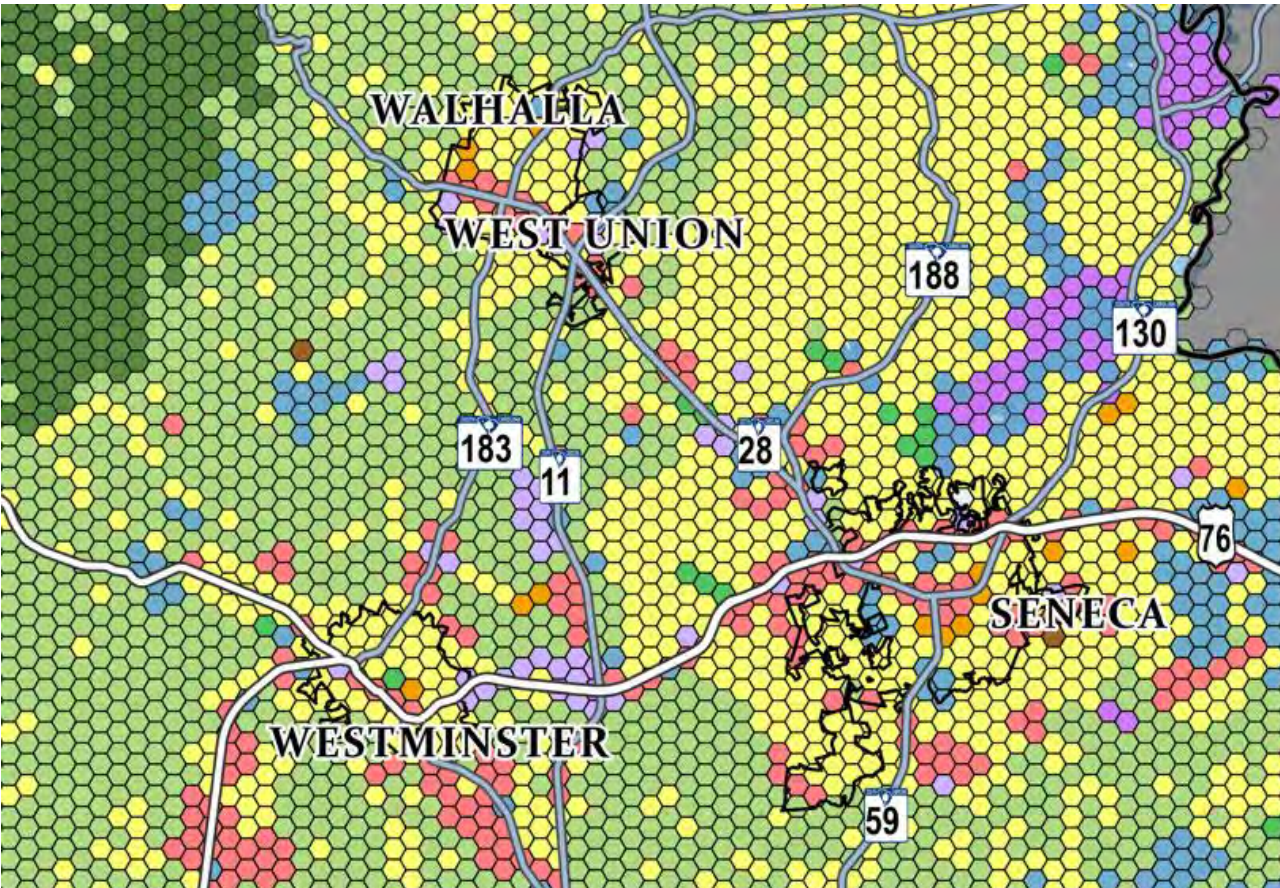
# Recent Growth By Basin

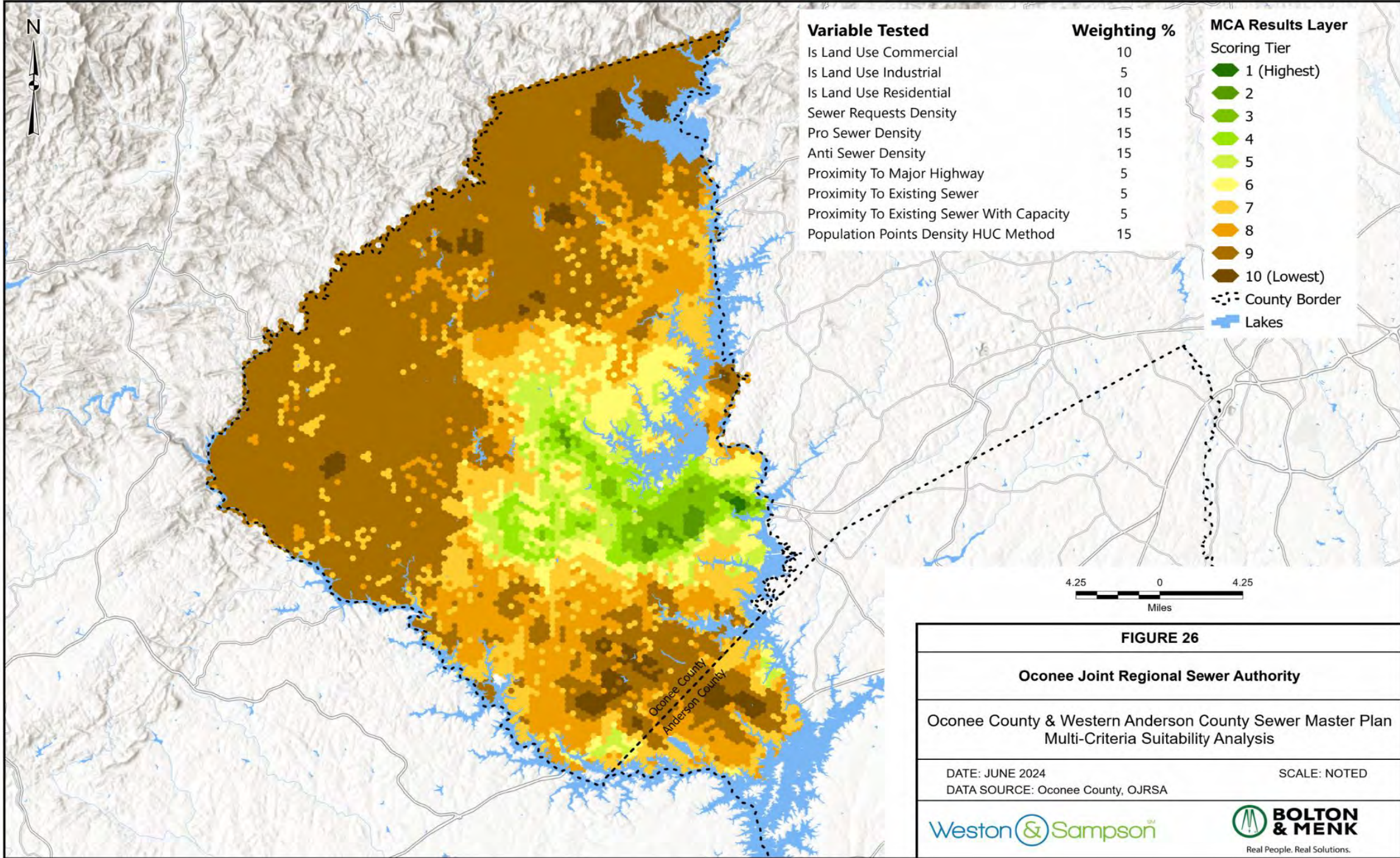
| Development Category | Single Family Residential | Multi-Family Residential | Total Development Percentage |
|----------------------|---------------------------|--------------------------|------------------------------|
| HUC                  |                           |                          |                              |
| 30601010201          | 0.9%                      |                          | 0.8%                         |
| 30601010204          | 3.8%                      | 0.2%                     | 3.2%                         |
| 30601010301          | 1.1%                      |                          | 0.9%                         |
| 30601010302          | 1.7%                      |                          | 1.5%                         |
| 30601010303          | 0.9%                      |                          | 0.7%                         |
| 30601010304          | 7.8%                      | 0.3%                     | 6.3%                         |
| 30601010305          | 15.2%                     | 9.1%                     | 14.4%                        |
| 30601010306          | 11.6%                     | 0.0%                     | 9.3%                         |
| 30601010501          | 1.4%                      | 0.0%                     | 1.3%                         |
| 30601010502          | 14.3%                     | 7.3%                     | 13.9%                        |
| 30601010503          | 5.9%                      | 0.3%                     | 5.0%                         |
| 30601010802          | 2.7%                      | 41.8%                    | 8.0%                         |
| 30601010803          | 13.1%                     | 40.3%                    | 17.4%                        |



# Future Land Use Projections – Spatial Analysis

Stakeholder driven process





**FIGURE 26**

**Oconee Joint Regional Sewer Authority**

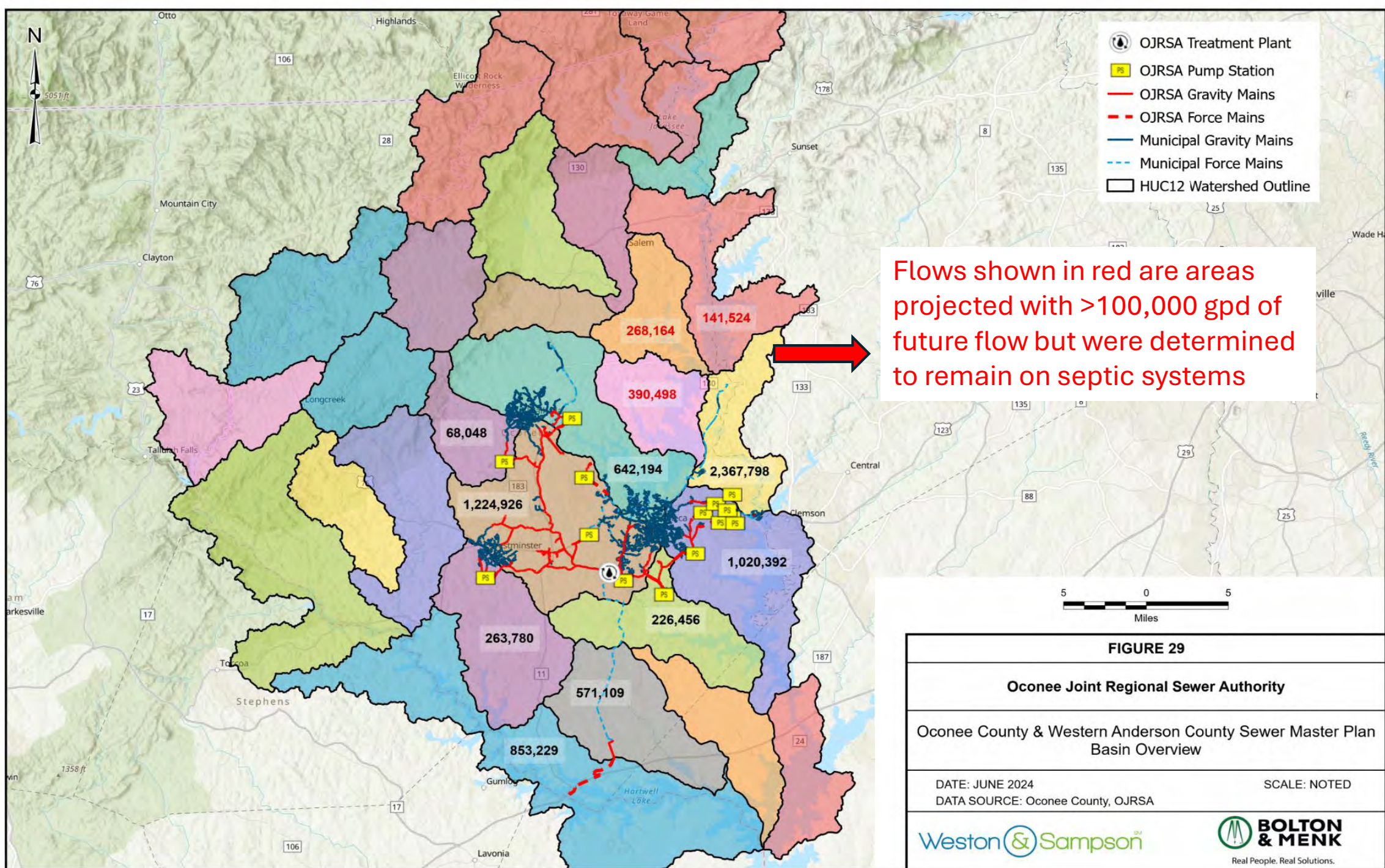
**Oconee County & Western Anderson County Sewer Master Plan  
Multi-Criteria Suitability Analysis**

DATE: JUNE 2024

SCALE: NOTED

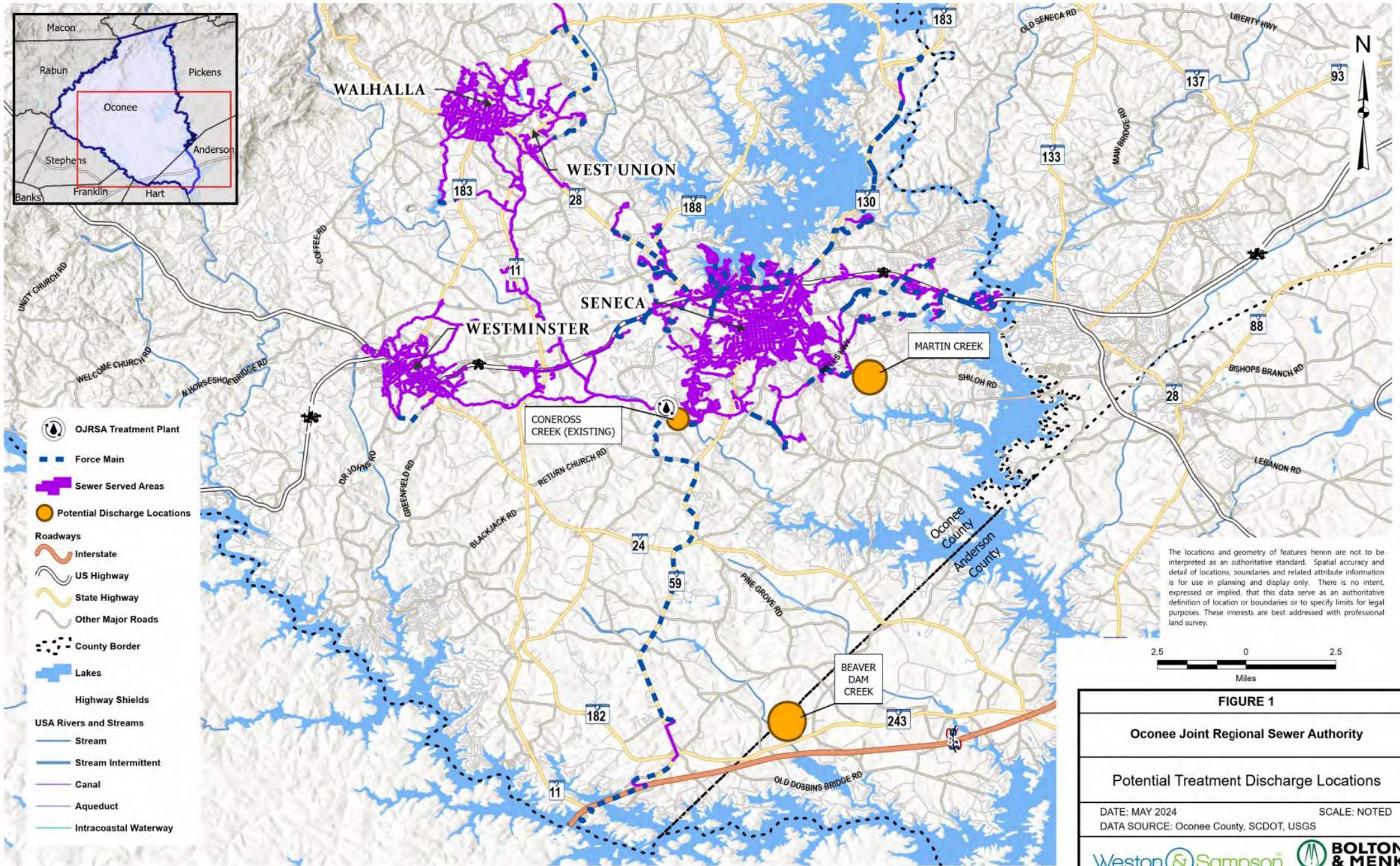
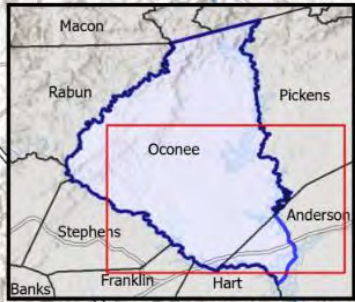
DATA SOURCE: Oconee County, OJRSA





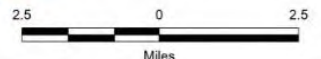






- OJRSA Treatment Plant
- Force Main
- Sewer Served Areas
- Potential Discharge Locations
- Roadways**
- Interstate
- US Highway
- State Highway
- Other Major Roads
- County Border
- Lakes
- Highway Shields**
- USA Rivers and Streams**
- Stream
- Stream Intermittent
- Canal
- Aqueduct
- Intracoastal Waterway

The locations and geometry of features herein are not to be interpreted as an authoritative standard. Spatial accuracy and detail of locations, boundaries and related attribute information is for use in planning and display only. There is no intent, expressed or implied, that this data serve as an authoritative definition of location or boundaries or to specify limits for legal purposes. These interests are best addressed with professional land survey.



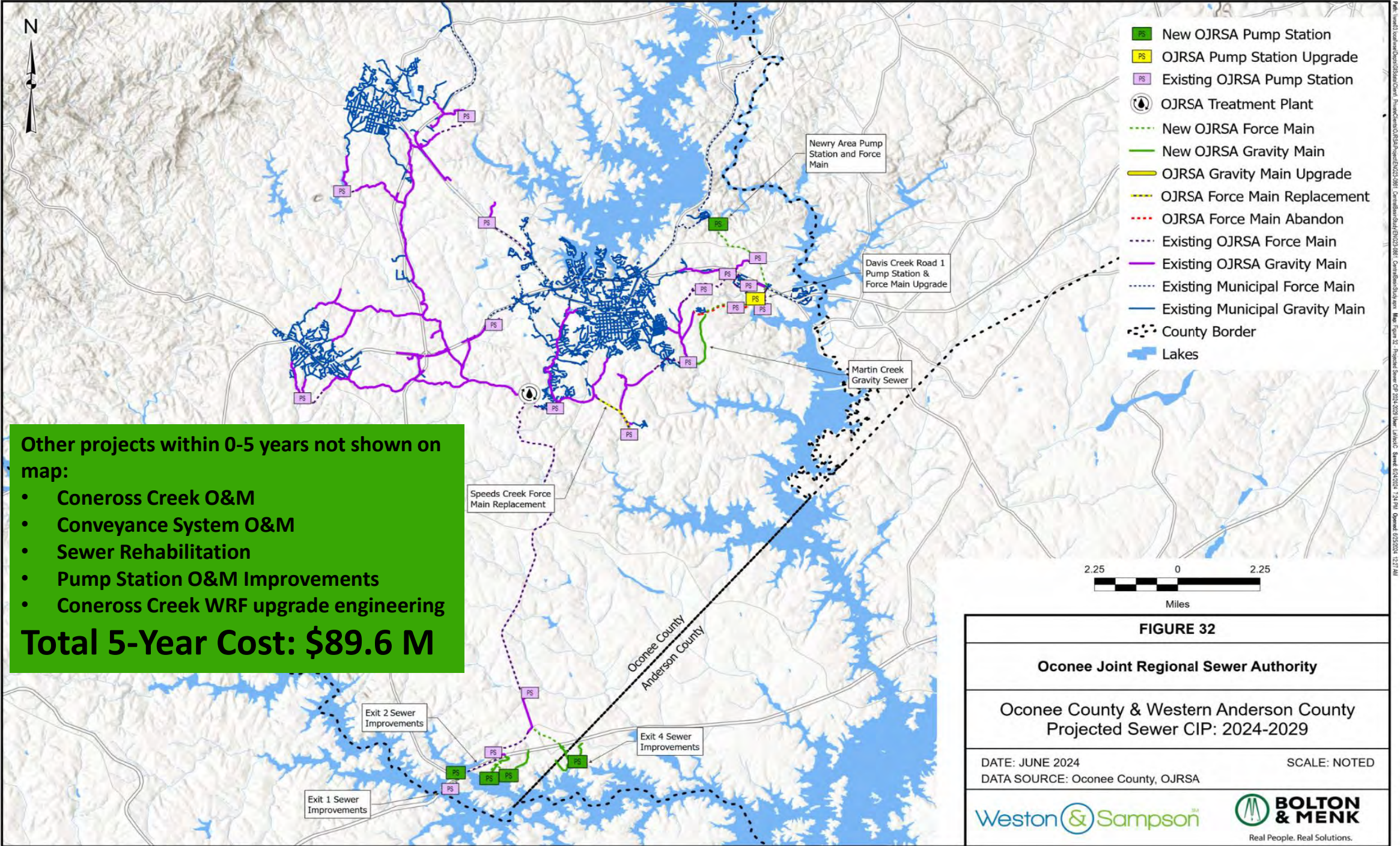
**FIGURE 1**

**Oconee Joint Regional Sewer Authority**

**Potential Treatment Discharge Locations**

DATE: MAY 2024 SCALE: NOTED  
 DATA SOURCE: Oconee County, SCDOT, USGS

Real People. Real Solutions.

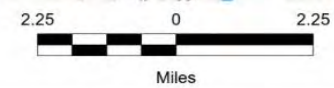


**Other projects within 0-5 years not shown on map:**

- Coneross Creek O&M
- Conveyance System O&M
- Sewer Rehabilitation
- Pump Station O&M Improvements
- Coneross Creek WRF upgrade engineering

**Total 5-Year Cost: \$89.6 M**

- PS New OJRSA Pump Station
- PS OJRSA Pump Station Upgrade
- PS Existing OJRSA Pump Station
- OJRSA Treatment Plant
- New OJRSA Force Main
- New OJRSA Gravity Main
- OJRSA Gravity Main Upgrade
- OJRSA Force Main Replacement
- OJRSA Force Main Abandon
- Existing OJRSA Force Main
- Existing OJRSA Gravity Main
- Existing Municipal Force Main
- Existing Municipal Gravity Main
- - - County Border
- Lakes



**FIGURE 32**

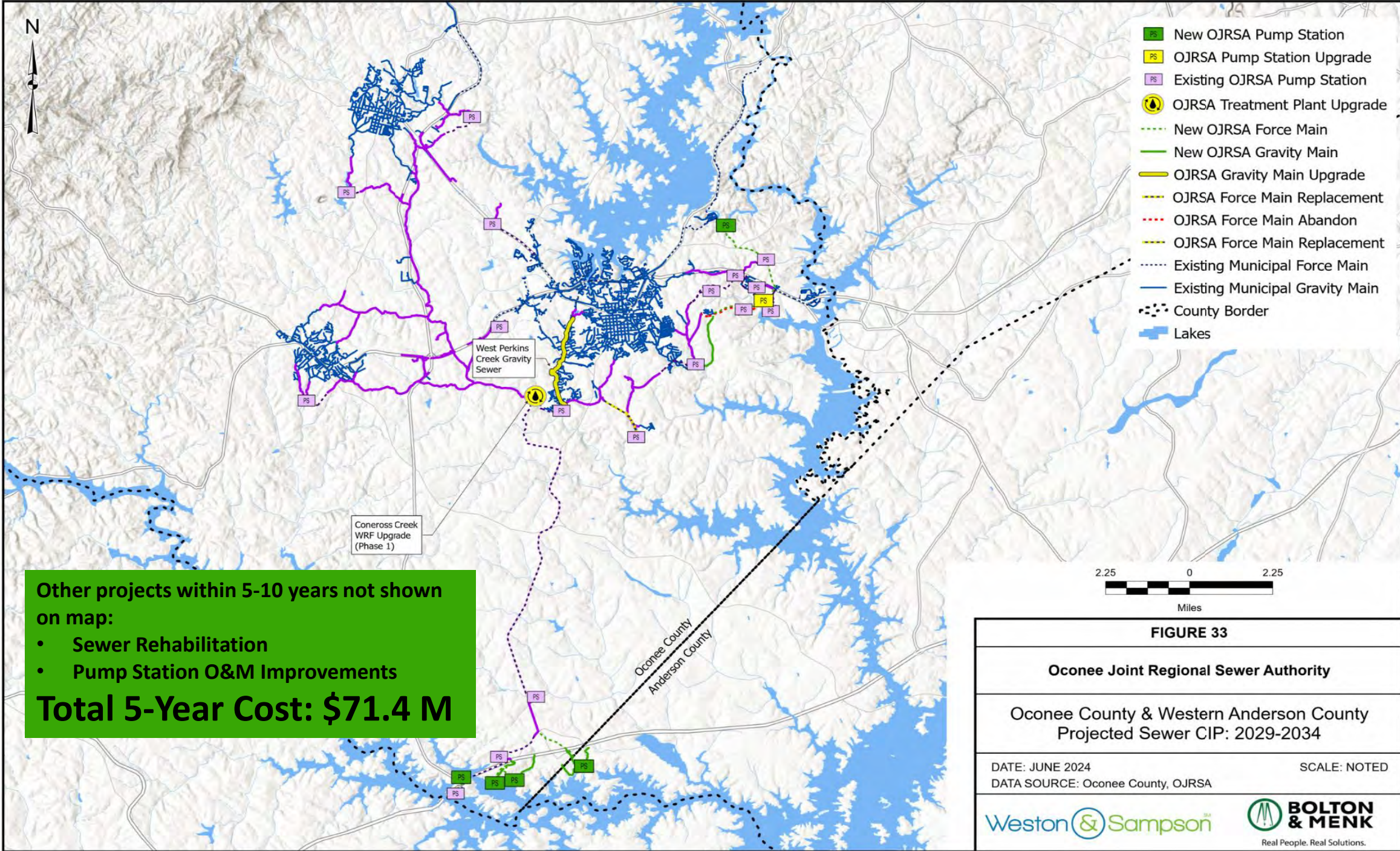
**Oconee Joint Regional Sewer Authority**

**Oconee County & Western Anderson County  
Projected Sewer CIP: 2024-2029**

DATE: JUNE 2024 SCALE: NOTED

DATA SOURCE: Oconee County, OJRSA

Real People. Real Solutions.

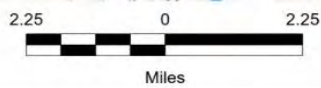


- PS New OJRSA Pump Station
- PS OJRSA Pump Station Upgrade
- PS Existing OJRSA Pump Station
- OJRSA Treatment Plant Upgrade
- New OJRSA Force Main
- New OJRSA Gravity Main
- OJRSA Gravity Main Upgrade
- OJRSA Force Main Replacement
- OJRSA Force Main Abandon
- OJRSA Force Main Replacement
- Existing Municipal Force Main
- Existing Municipal Gravity Main
- County Border
- Lakes

**Other projects within 5-10 years not shown on map:**

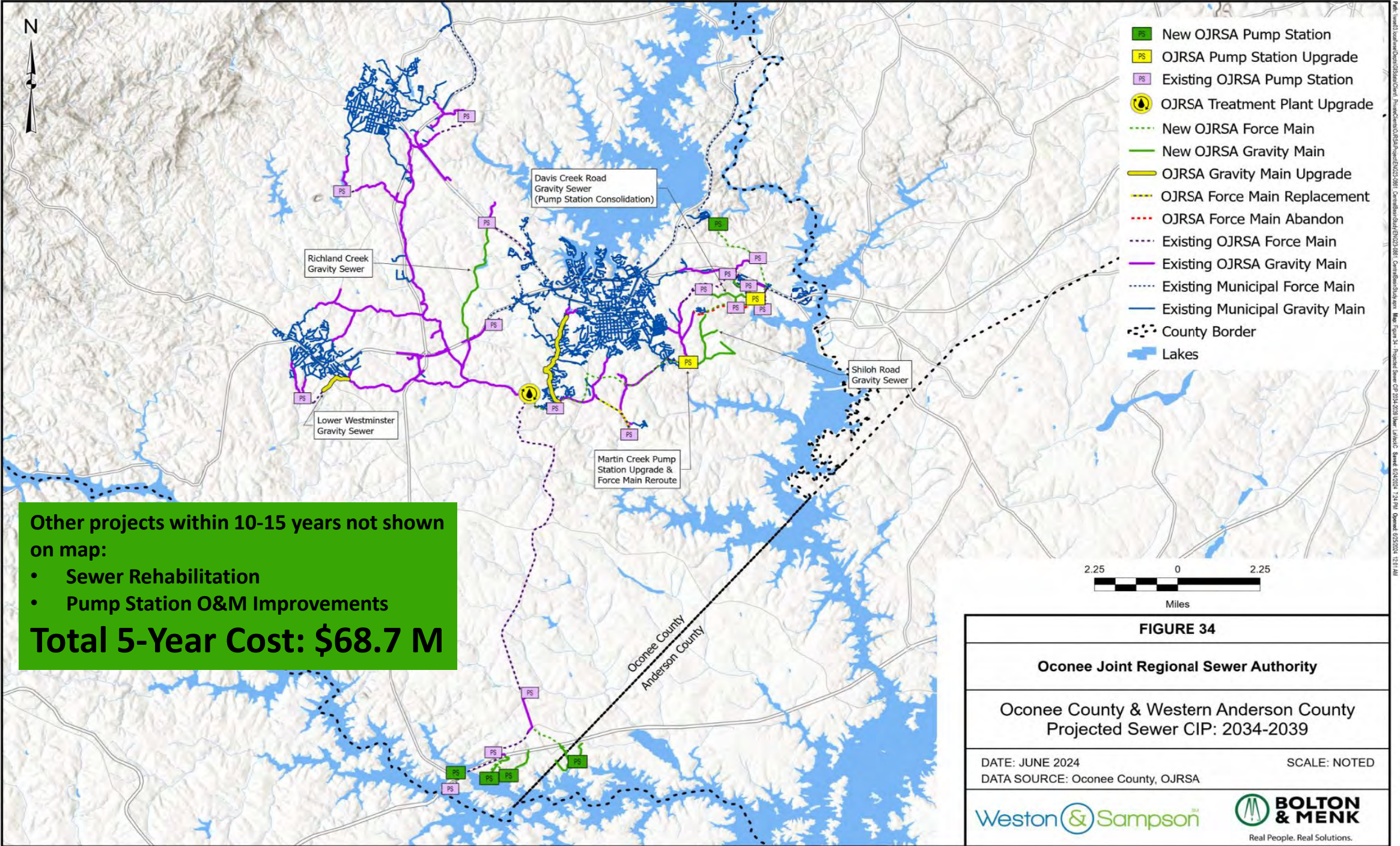
- Sewer Rehabilitation
- Pump Station O&M Improvements

**Total 5-Year Cost: \$71.4 M**



|   |              |
|---|--------------|
| <b>FIGURE 33</b>  |              |
| <b>Oconee Joint Regional Sewer Authority</b>                              |              |
| Oconee County & Western Anderson County<br>Projected Sewer CIP: 2029-2034 |              |
| DATE: JUNE 2024   | SCALE: NOTED |
| DATA SOURCE: Oconee County, OJRSA   |              |
|   |              |

File: J:\GIS\Projects\2023\2023\_06\_20\Map\_Series\Map\_Series\_33\_Proposed\_Sewer\_CIP\_2029\_2034\Map\_Series\_33\_Proposed\_Sewer\_CIP\_2029\_2034.mxd  
 Date: 6/20/2024 11:24:19 AM  
 User: jgibson

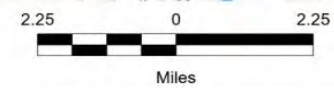


Other projects within 10-15 years not shown on map:

- Sewer Rehabilitation
- Pump Station O&M Improvements

**Total 5-Year Cost: \$68.7 M**

- PS New OJRSA Pump Station
- PS OJRSA Pump Station Upgrade
- PS Existing OJRSA Pump Station
- OJRSA Treatment Plant Upgrade
- New OJRSA Force Main
- New OJRSA Gravity Main
- OJRSA Gravity Main Upgrade
- OJRSA Force Main Replacement
- OJRSA Force Main Abandon
- Existing OJRSA Force Main
- Existing OJRSA Gravity Main
- Existing Municipal Force Main
- Existing Municipal Gravity Main
- - - - County Border
- Lakes



**FIGURE 34**

**Oconee Joint Regional Sewer Authority**

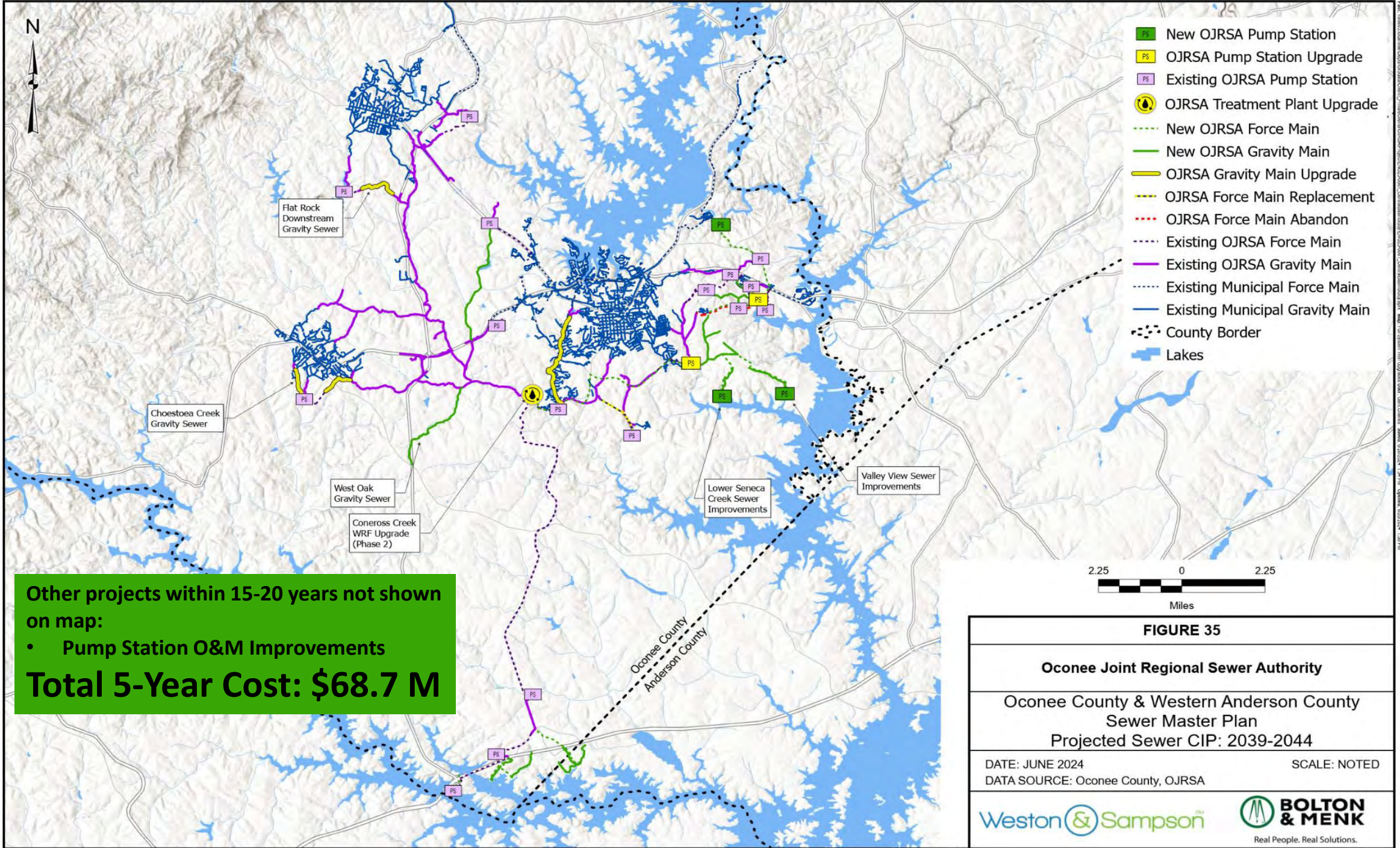
Oconee County & Western Anderson County  
Projected Sewer CIP: 2034-2039

DATE: JUNE 2024 SCALE: NOTED

DATA SOURCE: Oconee County, OJRSA

Real People. Real Solutions.

P:\Projects\Oconee\Oconee\GIS\MapServer\Projects\Oconee\Oconee\_CIP\_2034-2039.mxd  
 Oconee\_CIP\_2034-2039.mxd  
 Map Figure 34 Projected Sewer CIP 2034-2039  
 Oconee County, OJRSA  
 6/20/2024 1:21:11 AM



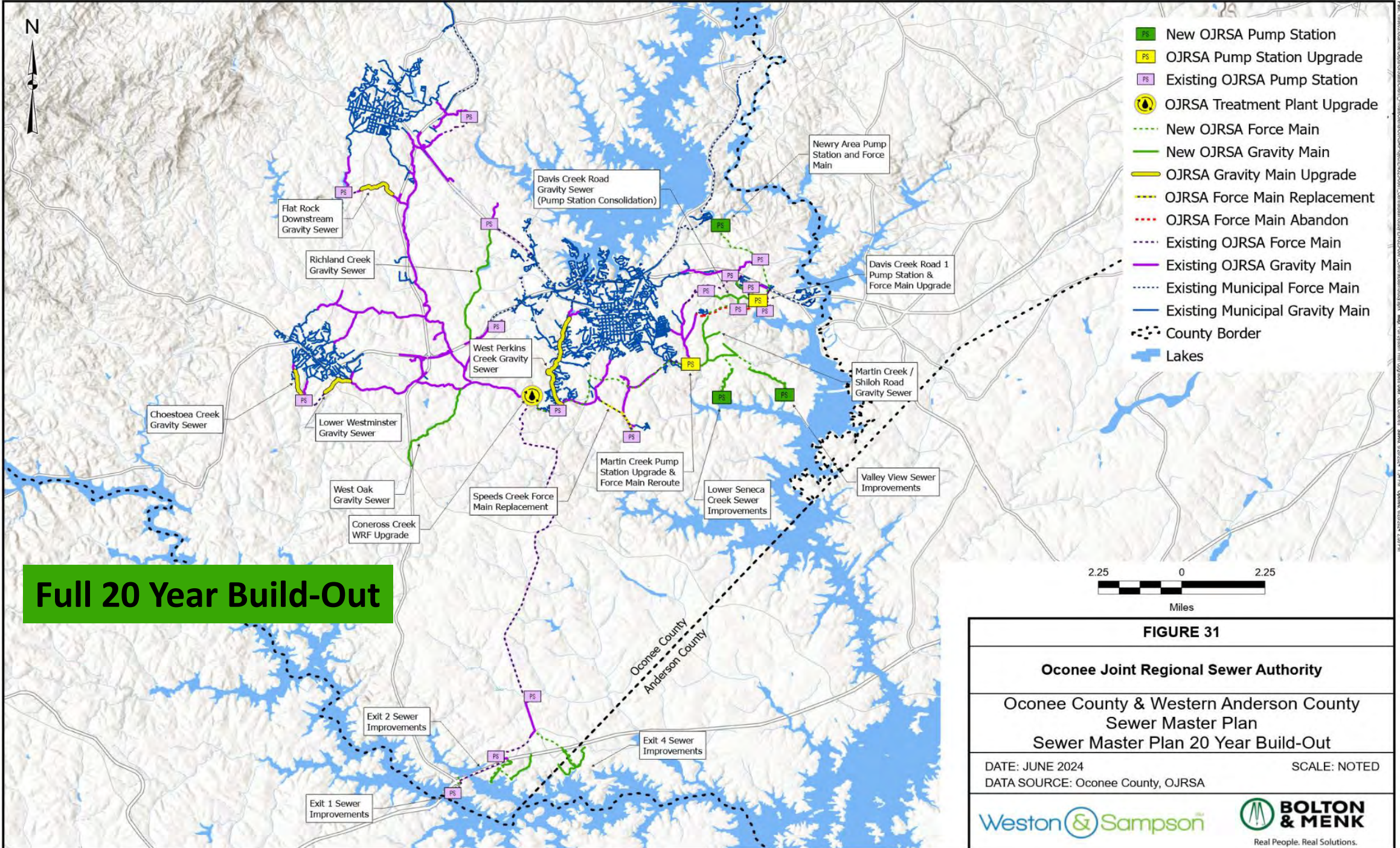
**FIGURE 35**

**Oconee Joint Regional Sewer Authority**

Oconee County & Western Anderson County  
Sewer Master Plan  
Projected Sewer CIP: 2039-2044

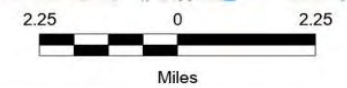
DATE: JUNE 2024      SCALE: NOTED  
DATA SOURCE: Oconee County, OJRSA





**Full 20 Year Build-Out**

- PS New OJRSA Pump Station
- PS OJRSA Pump Station Upgrade
- PS Existing OJRSA Pump Station
- OJRSA Treatment Plant Upgrade
- New OJRSA Force Main
- New OJRSA Gravity Main
- OJRSA Gravity Main Upgrade
- OJRSA Force Main Replacement
- OJRSA Force Main Abandon
- Existing OJRSA Force Main
- Existing OJRSA Gravity Main
- Existing Municipal Force Main
- Existing Municipal Gravity Main
- County Border
- Lakes



**FIGURE 31**

**Oconee Joint Regional Sewer Authority**

Oconee County & Western Anderson County  
Sewer Master Plan  
Sewer Master Plan 20 Year Build-Out

DATE: JUNE 2024 SCALE: NOTED

DATA SOURCE: Oconee County, OJRSA

Real People. Real Solutions.

# High-level Recommendations

- Assign a stakeholder group moving forward and continue stakeholder coordination – this will continue to be a process – OJRSA Board should lead the convening of this
- Allow this Master Plan to be a guide that coincides with the Feasibility Study
- Consider federal, state, and local grants and funding sources for assisting with these recommendations – stakeholder partners could be helpful to work with
- Revisit and update Master Plan regularly



# High-level Recommendations

- Land Use Regulations & Build-out
  - Develop a public campaign that explains different types of land use regulation and gets public buy-in for a path forward - suggest that Oconee County leads this in coordination with municipalities.
  - At a minimum plan for areas that should remain rural and be served by individual septic or existing package plants – county/municipalities
  - Consider an incentive program for infill development that makes the best use of the existing sewer service area – retail provider driven, applied equally both inside and outside municipal boundaries
  - Revisit current zoning and future land use plans based upon public input after the educational campaign and additional outreach is complete – county/municipalities

# High-level Recommendations

- Infrastructure
  - Begin preliminary work towards Coneross Creek WRF expansion within next 12 months
  - Assess Coneross Creek WRF for alternative ways to gain capacity
  - Reduce length of time that wastewater travels within the system by minimizing pump stations across the whole system and working with the municipalities that have collection systems
  - Update SCDES\* Checkbook to possibly gain permitted capacity and delay Coneross Creek WRF upgrade

*\*(new state agency – split from SCDHEC – as of today, July 1, 2024)*

## Parting thoughts

- The land use regulatory bodies and the public sewer providers have a unique opportunity to preserve what makes Oconee County great according to its residents, while thoughtfully allowing growth.
- Working together to build consensus, while considering public input will be critical as Oconee County continues to grow.
  - The lack of public trust and existing misconceptions will prevail if the pace of development continues and current development regulations remain in place.
- This challenge is not unique, but the response can be customized and thoughtful in a way that honors the articulated goals and is grounded in technical feasibility and fiscal responsibility.



## Where Can I Learn More?

The Report, Presentation, and Supporting Materials can be found at [www.ojrsa.org/sewer-study/](http://www.ojrsa.org/sewer-study/)

An aerial photograph of a wastewater treatment plant. The facility features several large circular aeration tanks, rectangular clarifiers, and various industrial buildings. A tall, thin chimney or stack is visible on the right side. The plant is surrounded by a mix of green grass and bare trees, suggesting a late autumn or winter setting. In the foreground, there is a paved area with several parked cars and a building with a flat roof.

# Questions & Comments

**Thank You!**

