



OCONEE COUNTY & WESTERN ANDERSON COUNTY SEWER MASTER PLAN

SURVEY COMMENTS BY QUESTIONS

The following questions allowed for open-ended comment within the survey. These comments do not reflect the opinion of OJRSA and have been reported as written without corrections for spelling or grammar.

QUESTION: 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. (Those that chose "other" wrote in the following)

<p>People need to check out Asheville Buncombe County it stated out with People moving from up north and building homes on the mountains next came the bike trails that nobody uses now there is a anti member on city council also a anarchist book store property taxes are extremely high traffic is awful do some research on Asheville and Buncombe County and please don't turn Oconee into Buncombe do your research</p>
<p>Business growth along I-85 only and limited housing along 85. No more on 123</p>
<p>govt skould stop encouraging growth in rural areas fairplay folk have suffered enough loss cause of 85 and lake hartwell. instead of gambling on investments lets take care of not primary resident tax back to 4%. 6% is taking from older folks its wrong</p>
<p>I support growth at hwy 11 & 85! City of seneca has too much growth!</p>
<p>I support managed growth with planning and boundaries avoiding out-of-control growth</p>
<p>Growth is fine along major 85, 123. But on the outskirts it's not necessary. There s so much already that we need to just leave our small towns small. No need for large business. There is no need for sewer!</p>
<p>Growth that respects the rural qualities of Oconee County i.e. fewer thrown up housing developments, depletion of agricultural lands, losing the rural beauty of this county I love.</p>
<p>I believe that the oconee industrial park needs to be filled and used before we try and destroy more land and spend money on something that will be abandoned or unused like oconee industrial park. Wasn't that the reason for developing it?</p>
<p>I support logical growth, not high density housing. Should be a minimum of say 5 acres per house. Put high density in the cities</p>
<p>Planned growth that is sustainable Maintenance & upgrades to existing sewer lines is a must.</p>
<p>I support controlled growth with proper supporting infrastructure</p>



<p>You have destroyed our county. The city council is a bunch of buffoons on the take. You have no idea what you're doing. You've turned a beautiful park-like area into another filthy urban sprawl that will soon be overrun with junkies and invader illegals. Boo!</p>
<p>Support I85 exit 1 to 4 for business development only</p>
<p>I support growth that maintains our agricultural roots and protects our lakes, streams and rivers instead of having to see the rain flood our current system and causing health concerns to people and environment. Development with common sense for you people to STOP approving sewer your current systems can't keep up with!!!</p>
<p>I would like to see growth, but want quality and desired business. Not more car washes, vape stores, etc</p>
<p>Sewer south is a huge mistake. Unless Im missing something, OC has not one commitment from any company to place business in the sewer south area. Doesnt seem logical at all. Why put a 25 million dollar bill on taxpayers in the hope that maybe, just maybe we'll have even more plants trying to hire when the already established plants in OC are always hiring - just completely illogical. what should have happened is proper maintenance pr replacement of current infrastructure.</p>
<p>I oppose any growth until knowledgeable people elected to adequately prepare for it. high value properties here and not equally taxed. This county could have the most upgrades of just about any county in the upstate, but county plays favorites and don't justly assess the properties. specifically Keowee lakefront. Properly prepared budget with accountability and responsibility. NO MORE DEAD END TRAILS AND QUIT TRYING TO COMPETE WITH GREENVILLE!!</p>
<p>I oppose high density development along hwy 130, hwy 11 north of hwy 183, hwy 183 and hwy 28 north ofWalhalla. Scenic and environmentally sensative area need to be preserved.</p>
<p>Growth should be analyzed based on necessity, feasibility and impact to residents.</p>
<p>Managed growth. Don't build on every blade of grass. Consider quality of life for those who have been here a long time.</p>
<p>Feasibility of necesitu and local economical impact of any growth should be analyzed individually and residents shall be well informed in advance.</p>
<p>I support growth, in all areas with perameters defined, this means more zoning in rural areas, to clean up junk, trash and hazardous empty buildings and trailers. Growth should have sustainable use in mind and provide a place that fosters family enviroments by putting children first</p>
<p>Define "growth". If it comes at the expense of current septic owners having to go on sewer against their will or spending money for someone's definition of "growth" in the southern part of the county against the wishes of the property owners, then NO. What is your definition of "growth"?</p>
<p>Support growth but with tighter land use and useage control</p>
<p>Unsure</p>
<p>I support filling out our current industrial parks and developing the I-85 corridor and Salem/Highway 11 corridor.</p>
<p>Downtown infrastructure to increase density in Seneca walhalla Westminster</p>
<p>I support smart growth- low density residential and industrial and commercial development where appropriate.</p>
<p>In the towns have small businesses, kid friendly and walking friendly. Around towns allow industry and manufacturing. In the country keep farm lands. Allow new housing developments only in areas that are not farmable.and only when all parties and neighbors agree. History shows that shopping Malls do not work.</p>
<p>I support smart growth with designated growth areas</p>
<p>I support growth in city jurisdiction only</p>

I support growth that falls within the land use plan.
We need to restore what we already have and stop the excessive building of housing developments. Protect our farm lands! Quit allowing sales to foreign prospects!
I support planned development which will require implementation of development standards and sensible zoning in which government helps residents get zoning changes made.
I support controlled residential growth that offers a balance of affordable housing for the lower/middle working class citizens of the county.
I support zoning for growth.
I support responsible growth that includes changes to roads to handle increased capacity
I support growth based upon a comprehensive long term plan that considers impact to all communities.
I support growth, but with certain rules in place to keep the beauty of the area natural like having restrictions on size signs and trees, plant in front of industrial buildings along the roads
Growth along the corridors like 85 plus around the cities. But please fix the cities infrastructure with developers shouldering the cost
I support controlled growth that new developments pay for their needed infrastructure including planning, roads, water and sewer.
I support PLANNED growth.

QUESTION: What information would you need to make a more informed decision on sewer expansion? (check all that apply) (Those that chose "other" wrote in the following)

Track record of all potential people/companies involved
We need good sewer system down Hwy 123 towards Clemson from Seneca. Paws Diner area
U. S. govt spending all levels is out of control. focus need be on less tax all levels. govt stay out of development and real estate investments. put efforts on area already developed for growth but not yet occupied
This was very biased survey! Where is the question ... do you support zoning ? Just point blank ! No zoning !
Safe roads, traffic congestion at 123 & 130
Maintenance plans for current and future systems. How the county will ensure this stays a priority . Ensuring that this potential tax hike doesn't displace citizens//humans from their homes. The KPIs that are being measured to determine the success of the project and ensure money is spent wisely
Current locations
The impact on housing, loss of farmland, the impact of those forced to use the system that can't afford it, the numbers of those against this and how much kick back others will get having this shoved down our throats
All of this information in an easy to read and access bulletin format, posted on websites and Facebook, along with having someone speak about it on a local radio station. Keep comments open to the public. More surveys and ways to comment on the decisions of the committee
potential locations
Why this needs to be done when what we already have isn't being used or is wasted.
All residents need to pay this bill, no student housing and no retail low paying jobs. We need good job for our kids!

The odor from the original sewer plant is horrid. I live behind it and rue this expansion get a handle on the odor and realize people live there
I detest that you are extracting money from us involuntarily while you plunder our beautiful natural resources and pave over and destroy our county. Do better or move away!
The intense growth will bankrupt city services and county services in the long run. It should not be for the public to bear the cost of the major developments needing utility services as the majority of our residents do not use and should not be taxed for anything that these new awful developments require. Additional taxation for any cause needs to be seriously reconsidered.
Would like to know why I would be taxed for a system I would not use as I'm on septic.
That intention along I85 is for commercial only!
Treatment facilities specific location and size
Why is there a double cost for sewer and electric in Municipalities? Bad management by sewer is suspect!
Plans, and risk assessments
All of the above.
I am opposed to big government and city water/sewage
Repair and maintain current Infrastructure. Stop adding new debt to Oconee taxpayers that don't benefit from the system.
A detailed list of what each dollar goes to? Who is in charge of the destination of each dollar? Names of ALL people involved from the beginning of the entire idea from top to bottom.
Mandatory connection requirements regardless of cost and impact (existing French drains -mature tree removal - driveway and concrete walls -established lawn and garden within an existing single residence)
Any new development must totally find their cause for expansion to the systems whether it be sewer , roads, etc
A decision to say No to developers at a certain point. I watch some areas be ruined by greed for developer monies, graft, taxes. Pace yourselves. I don't think that has done. Let's try it.
I think we should be able to choose between septic and public sewer not a complete takeover.
All of the above are relevant for residents
Each step of 5 year plan/phase along with analysis and cost impact to all parties. Marketing analysis for the potential growth in the southern part of the county we keep using as a reason for sewer expansion. Current Repair & Maintenance cost on current sewer systems in the county.
Don't need any more information. Keep sewer out of rural areas.
What are you doing with the 25 million and how did it get approved on our behalf without our request.
Attention to effect(s) on private properties
I think a lot of people (me included) aren't understanding the basics of what exactly is happening although we want to be informed. I think a quick run down of the facts and what we are talking about exactly, simply would help people to understand.
Maintenance costs, projected costs to hook up,
How it will affect folks who will never be on it!
How it will affect the Eco System/Wildlife. Nature needs to be preserved by all means!
How controlling growth will make Oconee more desirable place to livea prize everyone should have copied!
I do not want northern people to come in and start changing our County to what it is up north!

A detailed, public available map(s) showing, in detail, the extent of the current solid waste collection system.
Shut down Moores
Put the sewer where it is needed most! Don't run it to development doesn't exist. Don't manufacture uses for it. Go spend money where it is already needed
To know how this bond that was taken out on behalf of property owners will be paid for. Am I going to have to pay for it in additional taxes?
Less harassment from Matthew Durham and the OCC
Transparency on money allocation
Total cost to the tax payers
Agreement between Oconee and Anderson county since survey area crosses county line. How would the authority convince home owners to transition from septic to sewer?
Longer term costs of maintenance and financing (e.g., bond issues and debt burden)

QUESTION: What comments/concerns do you have about sewer expansion. Use this space to be specific and concise about your thoughts.

Do not want it.
Keep Oconee free of manufacturing and high density housing
Making people that will not benefit from the expansion to pay for it.
I am most concerned about environmental impact on surrounding areas and the preservation of the beauty for citizens and natural resources (including wildlife-they support the ecosystems and all play a role). This also includes traffic issues from development. I am from James Island AND IT IS NOW A NIGHTMARE! PLEASE BE CAREFUL!!! This county is so beautiful, and the people so kind. Please don't ruin it. You have no idea what you will give up and you cannot get it back (in your lifetime).
fix what we have. especially on that sewer line that smells towards clemson
Read my previous comments about asheville buncombe county
With industry moving both North from Atlanta and south from Charlotte along interstate 85, are we going to be the only County that does not have industry and growth in this area? One only has to go about 12 mi south on 85 to begin to see the enormous amount of growth moving north from Atlanta. Are we going to deprive our county of some of this industrial growth and development that will provide jobs and benefit the entire county because some do not want industry to locate here but would rather be a retirement community that caters to the rich and affluent along the lakes and totally disregards families with children and low to middle income individuals?
My concern is not the expansion of sewer but how county council went about funding it was very shady. It should have been the citizens voting.
Highway 123 from Seneca going towards Clemson on right at Paws Diner area
That I will be forced to use it for no reason other then it was built
Our roads and flow of traffic, especially hey123
govt gotta stop spending tax dollars on ideas of enhancing tax base. spending spree gotta stop all levels gotta begin lower local levels of govt and work its way up the ladder. examples coming down are irresponsible an more than oppresive to people.



Don't want it.
I DO NOT want zoning ! No one has the right to tell others what they can do with property they don't own! Sanctuary Point will be such a great thing for Oconee County! Quit lying to people and being biased toward the city of Seneca ! There are other people who live here besides the city of Seneca! They should have used their funds better if they are so worried about their infrastructure instead of wasting money on useless spending!
Sewer expansion means more residential development and more traffic and stress on current services.
Keep the public involved and informed, as well as involved in decision making process! Don't hide behind closed doors.
I see the sewer expansion in Fair Play, without explanation of benefits or justification.
Fair costs to users, developers to pay fair share, not burden Seneca city residents with higher costs
Top issue: Make sure new tax revenue vs. cost of infrastructure is clearly understood.
Get on with it already!
Growth as a result of sewer expansion is overwhelming our infrastructures i.e. roads.
This project should be put to a ballot referendum. The public was not consulted prior to obtaining a major loan. The county council shoved the decision through over grave opposition. The whole affair does not pass the smell test.
Displacing humans from their homes when the tax hike happens. Homes are already expensive and people are struggling. The visibility into the project as a citizen. A checks and balances system to ensure the correct measures are taken to provide the best results. The accessibility of where this information is shared. I have already signed up and attended meetings on this subject with no email correspondence or follow ups
My community's sewer system is very old and needs upgrades that we have been requesting for years. Before new is considered existing need to be addressed.
None. Do it. Badly needed for the future at all levels.
Need sewers in areas of high growth for more services to the population like grocery stores, gas stations and restaurants i.e. rte 188, 183 and Knox Rd.
At this point in the the direction that the world is headed in we don't need to spend any money on expansion. All money needs to be spent on maintaining what we already have. If we can't keep what we have going and afford it, why put in more. 7 years ago the roads were nice. Now they are all shit and only getting worse. Roads are closed with out bridges. Towns have crappie water. But let's add sewer (lots of funds)and hope for new businesses to pay for it. Take that money and fix what's already broken.
Cost to home owners!
Planning and a clear timeline of maintenance schedules and upkeep should be public knowledge.
Realistic cost estimates to taxpayers for construction and maintenance and potential locations.
None need to expand to all neighborhoods
My concern is one being forced to connect to a Sewer service that I don't want or need. Two the monet that already been wasted on failed projects and development that did nothing but destroy forests and farms. We need to take a moment and look at our neighbors in Georgia and North Carolina and how they handled their growth issues. Learn from their mistakes so we don't follow suit. Development for the sake of development isn't what's needed. Development that is wanted or needed should be discussed, planned, and shown to the citizens and ultimately left to the citizens to decide by vote not county council or city councils. We will all be impacted by this and it won't matter what part of the county we live in. We have an industrial park on highway 11 that a majority of still

<p>stays empty. Our tax money was wasted because we paid to build it then we paid to put buildings in and gave tax breaks to companies that pulled out after the work was completed. Now we sit here with lost revenue and empty industrial park and several empty buildings across the county that we can't fill with businesses and you think it's a good idea to do that again on both 11 and 123. If an industry or company wants to build a business here then offer them a place in the empty industrial park or one of the empty buildings across the county. Let them pay for the development they want or need not us. We've paid and continue to pay more than we should have to for these industries to have a place to build or move into. We don't need more development that we can't afford, need or use.</p>
<p>I own 250+ acres in Oconee and believe sewer is needed. It will make my values increase, yet I am not being forced to sale! It's a win win!</p>
<p>Cost of projects, people skills to maintain the if they grow.</p>
<p>Higher taxes, permanent easements, manholes in my front yard</p>
<p>A lot of time and money has already been spent on Sewer South. Let's finish this project before we increase expansion in to other areas. It would be foolish and selfish to with hold completing this long term project.</p>
<p>Need to slow down the growth of the residential housing developments in Oconee county.</p>
<p>We need 55+ developments. We do not need any more student housing.</p>
<p>Fix the roads, not sewer</p>
<p>Fix the process it should not stink and it does when you start running twice as much through there we will have to move 🤔</p>
<p>Would it go into existing homes on septic systems along the lake</p>
<p>I prefer upgrade / replacement of old systems</p>
<p>I would like to know what each town council thinks of new sewer and development of the area</p>
<p>The sewer expansion is needed along the I-85 corridor to entice business development. Oconee County has done nothing to encourage growth in southern Oconee since the interstate was built. The main concentration has been on the cities within the county and we have missed out big on job development and revenue for over 40 years now. It is time to finally do something about this and bringing sewer to the interstate finally starts this long awaited process.</p>
<p>Cost. Tax base gain. Poorly controlled growth.</p>
<p>Totally against the new proposed development proposed off of pickens Hwy</p>
<p>Expanding sewer will not benefit Oconee County as a whole. If the governing parties that balance the monies already collected in this county ,the county would support itself. We are a unique county in the upstate that has a nuclear plant that supports around a half of the budget , beautiful lake houses , the existing industry ,then rural community supports the county at this present time with the population at this date. More industry and higher population does not generate more revenue for the county as a whole .It only causes more burden on the county to generate more money to support bigger government. Industry only comes because the tax money our government gives to them. Industry will move away at some point is a fact of life and you never see that land go back to as we see it today.</p>
<p>I'm all in for better maintenance and up keep of our present sewer system and let the whole county split the bill for the funds to do that.</p>
<p>Depending on where this growth/expansion happens, I can tell you that people in very rural areas like fair play and townville are opposed to any kind of growth and the tax increase that comes with that. We choose to live in the country for a reason.</p>

<p>My concern is what is it doing to the natural scenery of Oconee County and what is it doing to the wildlife of Oconee County and how do you they plan on keeping everything natural while moving forward with this..</p>
<p>Infrastructure needs to support growth. This burden should be placed on the new construction(impact fee) not the existing residents.</p>
<p>None</p>
<p>Sewer should expansion should be available to subdivisions in close proximity to other municipalities or businesses such as the old Johnson controls plant.</p>
<p>Everything taking farmland , cutting down trees and green areas all for new homes, fix up and use what's already there and abandoned or closed down. It's called recycling</p>
<p>The uncontrolled expansion of massive housing developments is not in the counties best interest in any way. It will strain our resources, roadways, and infrastructure. See Camden SC as an example. Any sewer expansion should not be a burden to current residents and should be the sole responsibility of those desiring any such expansion. Any taxes on someone who's rural and would not benefit from such a system expansion is both unjust and repugnant to our liberty and livelihood.</p>
<p>I'm on septic. I do not want to be taxed for something I will not be using. I do not condone the extreme expansion of population with the proposed neighborhoods. They are a nightmare for infrastructure and Oconee is lacking pertinent infrastructure for its current citizens. Put your current citizens before your pockets and the promise of future citizens to pay for your lacking infrastructure. This is considered a Ponzi scheme.</p>
<p>All county residents paid for the current system, yet it seems that now the Southern Oconee residents are being looked at to pay for the expanded sewer system. All county residents need to continue to Share these cost for the economic business and job growth it will bring.</p>
<p>Thought it was I85 commercial only corridor. It has been clearly stated at monthly meetings</p>
<p>I considered opening a business in Oconee County but choices were limited due to sewer access which was required.</p>
<p>Fix the roads first ! We don't seem to have money to even accomplish that.</p>
<p>I don't want to pay for it and I don't want the county tore up installing it</p>
<p>How large is the system planning to support? How many new developments are going in to warrent this?</p>
<p>I would like to see a sewer system in rural area.</p>
<p>Cost!</p>
<p>Who covers the cost. Impact fees should be assessed on those wishing to bring development here but are not from the area. For example a big dev group from Texas or somewhere wants to buy hundreds of acres they got affordability just to cram in hundreds of houses without respect to effects on community because it won't affect them where they live, they just want the profit, no thanks. Local investor wants to build 20 home tract with decent lot sizes or tiny home community for affordable housing, absolutely. Encourage local investment, discourage those that choose to abuse our community for their financial gain.</p>
<p>Grow the Oconee sewer board to have more than the city reps on the board. The sewer board needs to be proactive as it comes to investing in itself & economic development.</p>
<p>Do not have the money to pay for more taxez</p>
<p>The increase in development of both residential and commercial will ruin the community we currently have. Sometimes bigger is not always better. Soon we will be just another congested areas just like Greenville, Spartanburg. Slow it down and let's improve the current infrastructure we have. Once you loose your small town you can't go back.</p>



Sewer expansion is exceedingly premature without a comprehensive plan for growth
I want the rural county that we have. More expansion means more businesses and less open farm land, etc. I know everyone has different opinions but my family and I want to keep Oconee the way it is. I understand that some change is going to happen but don't encourage it by paving the way for a takeover of all the California and New York people moving down here to make our county as bad as the ones they left.
Controlled growth. Protecting our farmlands
Stop giving sewer permission and approval for more subdivisions when you can't combat the the sewer you have at hand!
Why in this day and age, does our neighborhood (Keowee li) NOT have sewers?
This beautiful area needs better roadside maintenance, water safety controls to prevent pollution, plus sidewalks and bike lanes. A few more eateries, a few more reasonable priced, reasonably spaced houses, to keep this town from becoming some cut and paste replica of a model of insanity. Keep the character, ban any further chain restaurants, and attract young families who plan to stay forever.
Sewer is necessary for commercial and industrial areas and is also needed for high density residential. However, high density residential is in conflict with Oconee County's stated goal of maintaining a rural environment. Consequently, sewer in residential areas should be limited to those areas in which high density development is appropriate. Similarly, sewer should also be targeted to areas that are appropriate for commercial or industrial development.
Uncontrolled residential and commercial development that negatively impacts the quality of life for current Oconee taxpayers. Growth of government and regulations.
The current sewer treatment plant is very outdated. New treatment plant/s are needed to serve oconee county
Many other infrastructure issues need to be considered along with sewer
I don't want or need sewer
We don't need further development as our roads are very busy and also don't need sewer expansion as that encourages more development
Adding sewer south or any sewer projects alone does not in and of itself bring industry to this county. Looking at places near Charlotte that have experienced growth there are other factors at play which drive industrial/commercial growth. Additionally, the I-85 corridor between exit 1 and exit 19 in Anderson has many areas of property for sale that border the interstate. If you want to turn into the upper half of Spartanburg and knock up warehouses that's one option but again that investment should not be the tax payers burden nor should that be managed or owned by a county without industrial partnerships established. Development of the Golden Corner commerce site is a perfect example. Just because you think you have an ideal site and the county has started the leg work doesn't mean you will get takers. Partnerships or investment partners should be strategically aligned before spending tax payers money. I personally believe that the county itself should not invest in main infrastructure without a promise of strategic initiatives up front. Another great example of this is the Newry mill project. It wasn't until the state and the county were able to classify that area as an opportunity zone that the upfront tax incentives made the investment attractive. If im a major company why would i invest in between Charlotte and Atlanta it's a middle man zone with potential opportunity but the risk is not worth it because the support system that make a company sustainable are not here in oconee county. The main metropolitan areas are not located near highway 85, so hotels and other interstate type investments also don't make the most sense either. In my opinion building out the 123 corridor is the best long term effort. Think 5 years ago when you came in from Clemson to oconee county there was nothing and now you are starting to see growth along that corridor because it makes sense. The lake topography and mountain region make it so that corridor



<p>development makes the ideal sense because you have natural buffer elements. The studies by McKinsey and company are worth analyzing https://www.mckinsey.com/industries/public-sector/our-insights/rural-rising-economic-development-strategies-for-americas-heartland</p> <p>as they highlight the need to have a specific target sector in order to have successful meaningful outcomes. The tax payers should not foot the 25 million dollar bond because of poor planning. Has the sewer expansion fully quantified the amount of additional capacity. When you look at major sewer upgrades in S.C. when industry came in the bonds and grants were in the 100's of millions of dollars range. Are we truly even making enough of an impact to actually attract the level of industry the county seems to think they will see. Example of this in Florence SC.</p> <p>https://undergroundinfrastructure.com/news/2023/june/florence-sc-to-fund-537-million-sewer-water-upgrade-with-bonds-and-5-rate-hike</p> <p>Infrastructure of large magnitude projects make sense when you have the upfront buy in.</p>
<p>Sewer expansion is very important for the long-term in Oconee but must be carefully planned and executed. Public input like this is great, but this survey is a bit confusing.</p>
<p>We don't need more development, just less Carpetbaggers</p>
<p>Sewer expansion should be paid for with sewer funds not county bonds. There used to be a surplus of money Before the current administration.</p>
<p>Would love to see Chickasaw Point as part of sewer expansion.</p>
<p>There are too many cookie cutter development housing projects going up in our rural areas.</p>
<p>Should be paid for by developers not taxpayers.</p>
<p>Im beginning to think that the people in charge of decision making in this county no longer care about the people. This always happens with government officials. Im beginning to suspect corruption. As we all know - Power tends to corrupt, and absolute power corrupts absolutely</p>
<p>County Council doesn't get overly ambitious with laying pipe and wait ten years before the availability of connections and process said sewage, like Fiber. Please plan ahead!! Don't lie to the public and disclose all information. Time for good ole boys (and girls) to lose their conflict of interest privileges. Don't require the public to spend their last dollar, more likely to borrow dollars to connect to the sewage system. Honestly, don't require connections!</p>
<p>Before adding a tax to cover the cost of any new sewer project the county needs to properly tax property owners. I am a realtor and I can tell you that many homeowners are not being taxed for their homes. I know of properties with million + homes homes that are being taxed as agricultural land 4 years after owners owners have moved in. That is horribly unfair and a huge loss of revenue for the county. I come across these properties all the time. Do an audit.</p>
<p>Concerns stated in previous section cost and impact onrxodyi</p>
<p>Stop rapid expansion and each developer must pay for our resource expansion. Utilize all the space that is already developed and stop things like malls which are out of style and going under all over the country. Don't become another Greenville, preserve oconee and greatly limit expansion. A good place to start is the overdevelopment of the sewer system!</p>
<p>Sewer expansion is important to attract higher paying companies to the area and for development along 85</p>
<p>Oconee does not need more industrial development. We do not have the workforce available. Speak to an experienced DOO at a manufacturing plant. My spouse has been an engineer in oconee for 9.5 yrs, eventually holding a management role that made understanding labor costs and availability a part</p>



<p>of his role. It's hard to find experienced labor in oconee. Everywhere is hiring. Regarding residential, I hardly recognize the county I grew up in. Council is allowing greedy developers to come in and kill the charm of an area with no regard for the lifelong residents. Sewer as a means to push land development is greed. The county is doing well financially (according to Durham). Why can't we work on improving systems we already have? Is it because that's not lucrative?</p>
<p>Cost is a major concern, but if helps the environment then I'm all for it.</p>
<p>Coneross treatment plant is old and can't process present volume. Directing more volume to the plant will result in disaster. DHEC's patience will run out.</p>
<p>I do not want to see more dense residential growth expanding out into rural areas.</p>
<p>Right now we can not afford increased taxes to fund just about anything. We need to wait until the economy stabilizes and cost of living drops.</p>
<p>I think any expansion for the county need to fully funded by the county</p>
<p>Would like sewer system to replace grinder pump system we have now.</p>
<p>will chickasaw point be able to hook up</p>
<p>Currently live in Chickasaw Point. our water and sewer rates are ridiculously too high. We need to get on public system.</p>
<p>Need the cost</p>
<p>The sewer south project is all wrong. Planned development should drive sewer expansion not the sewer itself. If there are any proposed developments especially any similar to Keowee Key where sewerage is a must. Protecting environmental assets like water quality and upland wildlife habitat need to be identified. Since the Corps of Engineers owns and manages Lake Hartwell, it is important to define their developmental guidelines and regulations.</p>
<p>Almost every month citizens learn of proposed new residential and industrial development within the north and central areas of Oconee, not the south end of it. Also, it is surprising to me where sewerage is not provided. West Oak HS is not on the sewer and why DEHEC allowed this to happen is beyond me. There are no doubt other areas in the central county that should be considered for sewer before the south county. It would be good for the study to define the known or anticipated areas of denser development requiring sewer. Sewer service should be left to the three cities to provide. When there is a town of Fairplay, then they should be the entity to provide sewer. Please address why Blue Ridge Electric Coop is in the development business in the study area and why this should be part of the sewer planning.</p>
<p>Need to look at the rates and do something for the families that's on fixed income and us senior citizens.</p>
<p>Growth is inevitable, so we had better plan for it.</p>
<p>I am concerned about the rapid growth of our area...</p>
<p>The whole county is paying for a pet project that will make a few a lot of\$</p>
<p>Politics.why don't you do what is in the best interest of the county and skip the personal bi bickering you all sound like a bunch of idiots in the paper</p>
<p>Environmental issues. Also. Don't promise more than is safe to developers that want the money but have no long term or short term caring about what they are doing to a city. Hit and run. Most of the time. I'm tired of it. Didn't move here for that. It's hard to go back once they milk all the property for everything it's worth. And then leave. Locusts.</p>
<p>Maintenance on what is already installed. Don't build new homes if the were can not handle it. It's okay to day no or negotiate bigger lot sizes with less homes.</p>



Overall, I support public sewer and growing it. I'm happy to see the construction on highway 59 where I drive every day.
Feasibility study of Necessity, cost of proposed improvements, source of payment and future property tax impact.
Not everybody is for this "if we build it, they will come" mindset. PROGRESS guised under the mantra of "development" doesn't meant it's a good thing. And from the few conversations I've encountered, city of Seneca keeps tacking on these exorbitant fees...and the latest is the OCJRSA FEES. We are currently considering making a move (still within our county), but you can bet your bottom dollar I'll consider my utility bills as a PRIORITY...
Hire thebest professionals that you can afford and build wisely with the future in mind. Our purpose is to provide a safe and healthy environment for people to thrive in. Plan wisely!
It needs to be thoughtful and consider our ag culture and what our county taxpayers can bear. It's all well and good to say "it's progress " give us details on the land use plan, tax incentives, types of allowed industries to settle here, etc. this is all being done, cart before the horse!!!
Any sewer expansion into areas currently served by septic systems needs to be at the agreement of the landowners, not government fiat. A nebulous "growth" plan for sewer based on potential future companies that may want to occupy properties in the southern part of the county needs to be publicly and transparently analyzed for all taxpayers to see. Assumptions could be wrong and once sewer goes in, it does not come out. Ever. These are monstrous decisions that must be made with full sunlight and participation.
Protect rural character of county.
How is this even going to happen when the current plant is at near capacity. Seems as though the city of Seneca needs there own treatment facility.
Continue south on highway 11 and north on 183
Traffic and road issues with increased population. Keeping the beauty of Oconee. Limiting additional new builds.
Stay out of our Fair Play RURAL community. We live here to be away from the dense developments. You will not get a dime of my money.
Sewer questions should not be used as an excuse for zoning. Private property rights are rights and should not be infringed.
Sewer needs to expand around cities. It should be funded by the county since they receive the tax benefit outside of the city and they also signed agreement with Cities and OJSRA to fund. County will be sued eventually over the fairness clause.
Almost total control by 3 sister cities at the present time.
I do not want any zoning or land use
I think expanding sewer is important for this community to protect public health and to allow Oconee County to grow smartly.
I think they need to really look at us that's on fixed income when they charge us each month.
Growth in areas that dont want it or cant handle it. We need to maintain the rural nature of our county.
Whom or what committee or group of people are overseeing the spending of the funds collected by and for the OJRSA and what specifically by line item breakdown are these funds being spent on? Are outside audits being performed to insure funds are being properly utilized and not embezzled? If so, how often are these outside audits being performed?



Sewer should be expanded between Walhalla and Seneca - particularly around bounty land - these areas are close to existing infrastructure and can support larger populations without damaging agricultural areas. Zoning must not be done without the consent of the property owner
That it is done in a way to manage growth and minimize impact to the taxpayers
Primary concerns are cost and location. Too often sewer expansion costs are financed by taxpayers with the promise that expansion will increase the tax base, which it ultimately will. However too often, additional development brings with it increased service delivery costs and the end result is insufficient revenue increase to cover all the costs created by growth.
House lots should be big enough to support their own septic tank
Cost, location, maintenance, ability to keep up with growth
How much it's costing tax payer .is it going to affect our blue ridge or water bills and if residents can get it
keep your sewer to only new construction. Leave the existing homes alone.
We have to keep our ag land separated from residential development and commercial development.
Sewer should not be speculative and/or cause harm to our rural areas
Not much communication about expansion unless you subscribe to the local paper
West Union city limits NEED public sewer. Thanks.
Am totally in favor of sewer expansion in West Union and Oconee
We have been told that we (Fair Play) would be required to hook up to this new sewer that WE DID NOT ASK FOR OR APPROVE THE MULTIMILLION LOAN TAKEN OUT. I absolutely oppose this. My septic is in place and working fine. We don't want the sprawl that comes with the sewer, keep it near the cities. I know lots of people want to to make money off of this, but keep it near the cities. Once sewer comes to a rural area, we are stuck with the dense developments that move in, which decreases the rural quality of life.
Have a plan where the county benefits and no politician benefits financially
If the expansion is for the benefit of the County, proceed with caution as to property rights & environmental concerns. If the project is simply to enrich a few at the expense of others, then it is a no go IMO.
The Walhalla old water system pipes continue to require repair. When this system fails it results in a large number of Seneca and Walhalla, West Union residents without a water supply. After repair of this system all residents and businesses endure dirty, contaminated water until the system is flushed. The contaminated water contains silt and other impurities that causes a build up of unwanted particles that collect in appliances and hot water heaters resulting in need to replace washers, faucets, dishwashers and any other appliances that have a direct contact with water supply which is expensive to replace. The homeowner endures the expense of these items and has to employ a professional for repairs or replace the appliance. The water is contaminated and not safe for drinking. I do not always receive a notification from Walhalla water department to boil my water before use. Most of the time I notice that the water is dirty first and then after the fact I MIGHT receive a notice!! Please offer a solution quickly. It's past time for a new sewer/water system.
Get it to 85 as soon as possible.
With growth on the I-85 corridor you're bringing more crime with more crime you need more law enforcement, as of now there's not enough to cover the county as it is it's like a domino effect. The cost of the taxpayers never ends because of greedy politicians
It is important for citizens to understand that increasing population in our county does (and will) necessitate expanded sewer services.

<p>Just exactly what it means for my area. I want my area to stay as it is. I would like to be on city sewer but I don't want other things coming into my rural area off exit 4 I-85</p>
<p>When I moved here in 1999, the sewer was "just around the corner". Now all of my family that this was promised to have died. The sewer never got to them, even around the lake where it is most important! Hire local companies and labor to get the job done and quit wasting time and money while you "talk" about it!!!</p>
<p>There should not be any restrictions on an individuals property without that owners approval. County or cities.</p>
<p>How will this affect costs of general taxpayers? Will it be like the pioneer water telling how great a new plant would be and how it would save us money and now my water bill is 3 times higher than it was 10 years ago and has gone up every year.</p>
<p>I feel that the expansion of sewer into the rural areas will encourage urban sprawl, high density development, and overcrowding. I feel it will have an extremely negative affect on our natural resources and available agricultural communities. I also strongly feel it will eventually eliminate the rural heartbeat of our county. Encouraging growth around the existing urban areas and main thoroughfares makes much more sense and would keep the overall costs lower for everyone involved.</p>
<p>I'm sickened and saddened by constant development of land. Destroying all trees and natural habitat is unnecessary. Instead, let's focus on reusing old buildings and already cleared spaces. And NO MORE HOUSING DEVELOPMENTS!</p>
<p>We moved to Oconee County for it's wide open spaces and less population vs. other counties. Hopefully the county will stay this way. Protecting the Farmland, Eco System and Wild Life is very important.</p>
<p>Question #8 should have option for "No new regulations". As written, you can now say every respondent was in favor of some form of new regulation.</p>
<p>We are farmers, usually when more development comes, it comes with more people, with that comes more regulations, and that makes it harder for the farmer! Developers have regulations and can put way too many houses on the property they Develop .</p>
<p>Figure out where your future growth areas and boundaries are and match that with basin drainage maps and that is where you install new lines and spark smart growth and sell the community on it. This becomes the new marketing pitch for Oconee County!</p>
<p>Corridor does not equate to expansion</p>
<p>25 million bond should not be used for expansion of sewer, it should fix the current infrastructure, especially in the cities like Westminster and Walhalla</p>
<p>Not Mandatory</p>
<p>Much needed along 85</p>
<p>Cities need to stay where they are, only one city in the country is really stable, the rest live on hand outs from taxes we pay and get no benefits. The sewer system should be run by the county for everyone in the county, and not let the city make money off of county tax payers.</p>
<p>The sewer expansion by the county is the worst investment we can make. Proper growth means that utilities should be built in dense areas to minimize the cost per connection. Running the sewer to 85 because it is an interstate is just stupid. If you are worried about maintaining your rural areas, this is a surefire way to destroy them.</p>
<p>Where is the sewer expansion going to be?</p>
<p>It's just another way to get more money from taxpayers and taxpayers shouldn't have to pay for services they do not use or own.</p>



Limit growth
Preserve farmland
No apartments/condos
Limit industries in Fairplay
Glad to see progress being made on sewer south. Go Oconee! Live, Work, Play
Please consider putting in buffer zones to protect our ag lands and natural resources and the true beauty of our county . Please put restrictions on how far sewer can go from I 85 and existing sewer in the county. Please keep smart growth in mind and keep the growth where it is actually needed and not on a hope and dream.
Council to be transparent and held accountable for not being transparent.
I think it would help as well as hurt our county. I lived in Fair Play for 24 years and understand the impact of the sewer system on the growth of the interstate. However, when you give an inch seems they always take a mile plus some. Our agricultural areas will suffer. They need to be protected!
Some plans should be put on the Ballot to vote for or against.
It's just a bigger risk to our environment, and we don't need more yuppies moving in, making this place unrecognizable.
We must repair and the maintain current sewer infrastructure. Never let it get in the shape that it had gotten to before federal money was available to help. Municipalities must fix the inflow issues. Anything we build we must maintain.
I have family who live further east of Seneca city and they have sewer. I live within a stones throw of Seneca's eastern city limit and I have a septic system! Expansion within served areas must be addressed!
I refuse to pay to be added to a sewer that I didn't ask for and pay those bills when I have a fully functioning septic system.
I would like it to be modern, economical, and environmentally safe
We need to leave our rural farms and farmers alone, especially generational farms and farmers.
The commercial and residential property owners should pay for the expansion they require.
I have a farm with a creek that's runs through it. I don't want to see manhole covers popped up in my pasture and back yard, they are eyesores. Stop trying to build up this area in Southern Oconee County
Oconee county needs to take over sewer completely. The myriad of issues with OJRSA has proven the organization is beyond its means and needs a more wholesale approach.
Bring industry to the interstate, bring more businesses to our county.
Seems like a lot of shady things are happening. Promises of industry coming in when plenty of industries can't fill the jobs they have nor fill the Golden Corner commerce park due to soil issues. But the real question is who will benefit most from sewer? Perhaps Jerry Edwards and specific councilmen want development on I85 for their own benefit.
Distrust of Council leadership to push for sewer expansion when there may be potential conflicts of interest and ensuring farmland and rural areas in southern Oconee county is protected.
I breaks my heart to see land torn up for housing developments. It needs to slow down.
Vote for Glenn Hart
I'd like to see sewer expanded to where it is needed, not where it is being used to manufacture growth. Let it occur on its own, then expand to where the need is.



Cost far outpaces opportunity. Need is not there and expansion will not bring businesses to the area. That shipped sailed already...and moved to Anderson Co.
I don't need or want sewer expansion nor do I want to pay for it so that few can profit
Cost to homeowners
Don't do it
To much rain water getting in old system, man hole covers blowing up sewer water getting in Martin creek
Slow the roll
Protect the natural areas.
We have more sewer line than is needed now.
cost to customers already in system.
I don't want to see farm land and rural areas being over developed. Too much development and not enough land and resources animals are being displaced and loosing their domain.
It's a shame and disgrace that the county council is pushing for expansion and I feel that certain council members are making decisions in secret and dancing around when they are answering questions during county council meetings. They didn't answer a lot of questions about how the bond would be paid for in the event that things didn't go the way they planned it
I own my home and we are on septic. I am very concerned that I will be forced to attach to the sewer that you all wanted in Fair Play. We did not ask for this and are just fine how we are. I do not want the associated costs. I live in Fair Play for a reason - to not have to hook up to these type of services and not be around large developments. Keep the sprawl in the cities.
I have not studied the issue enough to make an informed suggestion.
I am concerned sewer will expand all over rural areas with gravity encouraging high density development throughout our farmlands and possibly mountains. I am concerned we will have to pay through out taxes for others sewers.
I am absolutely opposed to anyone currently using septic on their current residential property being forced to convert to sewer. I live in the country because I want to be away from things like that.
85 should've had sewer 20 years ago
Everyone on septic should not be charged for connecting to sewer. Most cannot afford it!
Just so the sore lines do not interfere with farmers and the natural beauty of Oconee County. So, when new businesses are built there be restrictions on how they can build, like putting a barrier of trees between them and the highway limiting the signs of size of their signs.
Stop hiding the details of the so called bond spending plan. Move priorities to 4 THEN down to 1. Stay off 11 Oops to late.
The city of Walhalla needs to rebuild the sewer system (and not just the side of the city where the jail is)! The whole system is broken!! Every time it rains our toilets overflow! We have had plumbers come to our home 4 different times and nothing is wrong on our end! So do I want more homes on the system for it can't handle it!
Urban outreach/ I do not want to live in an overcrowded city. I have seen it too many times before you know it no one will recognize Oconee county.
Public sewer in rural areas that have been using septic systems for decades seems pointless and unnecessary. Especially without any guarantees on industrial usage. Which will result in the tax payers footing the bill as usual.
The destruction of Agriculture land



I think sewer expansion should be funded by user fees and not force taxpayers who don't consume the service to fund expansion through taxes.
I think sewer expansion along the I-85 corridor is important for industrial development, and needed, considering the decline of industry in this county.
NA
Who is in control of sewer expansion the county or the OJSA?
Get qualified personnel to serve on the governing body.
how would Anderson and Oconee handle the a joint venture? operations, billing, etc.
What incentives are there for existing septic users to tie on to public sewer? Would there be requirements to tie on?
If right-of-ways are not defined, would the authority practice eminent domain?
1. Infrastructure cost estimates have a history of underestimation due to a number of biases, incentive structures, legal workarounds, and political influences. I applaud OJRSA for hiring an outside consultant, but even here the consultant has incentive to retain business by virtue of infrastructure expansion. What measures and metrics will be instituted by OJRSA to mitigate cost underestimation bias?
2. Related to above, how is debt cost burden (bond issues) to residents being factored into planning and what is the impact of current and future interest rate scenarios?
3. Current residents are understandably concerned about the high-density development being pursued by developers in Newry and along Highway 130 and Keowee River. There is a history of developers exercising legal leverage beyond the resource capacity of current residents to attain PUD and other variances. Expanding sewer infrastructure is an enabler to high density development particularly when support infrastructure precedes development approvals and variances. How will the cost burden to the developer extend beyond sewer connection costs to include sewer and road infrastructure expansion that was put in place to enable such development? Who pays? Who should pay?
4. I witnessed the tale of two cities (Zionsville, IN, and Carmel, IN) where the former experienced predominantly residential growth and the latter deliberately pursued a balance that included industrial and large commercial growth. Carmel's strategy yielded a more favorable cost/value outcome in large part due to an industrial and large commercial business base that generates more tax revenue, creates more green and cultural space, and supports community improvement. How will OJRSA factor in the benefit of industrial and business partners who remain in the community as long term partners versus residential and small commercial developers who do not stay engaged in the longer term health of the community?
We need more public sewers