

Capital Project Advisory Committee

**Report to the Planning
Commission
& County Council**

Capital Project Advisory Committee

Report to the Planning Commission & County Council

FORMATION:

- Ordinance 2010-14 was passed in August 2010.
- The Committee is made up of nine members, each appointed for a one year term, with a maximum of three terms:

Voting Members:

County Council Member
County Administrator
Infrastructure Advisory Commission
Two At Large / Citizen Representatives

Mr. Paul Corbeil
Mr. Scott Moulder
Mr. Bob Winchester
Mr. David Mead &
Mr. John Rau

Non-Voting Members:

Planning Commission Representative
Finance Director [acting]
Facilities Director
Planning Director

Mr. Gwen McPhail
Ms. Sally Lowery
Mr. Lake Julian
Mr. Art Holbrooks

Capital Project Advisory Committee

Report to the Planning Commission
& County Council

ACTIVITIES:

CPAC:

- Meets monthly reviewing & scoring Capital Projects
- Department Heads invited to the meetings to answer committee member questions

CPAC adopted the following new categories to classify projects:

- Short Term Economic Development Projects
- Ongoing Long Term Economic Development Projects
- Public Service & Operation Projects

Capital Project Advisory Committee

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& County Council

IMPROVEMENTS:

Continuity of operations is important to any organization or committee. The Committee chose to stagger membership terms to provide consistent continuity during term expiration. At any given time, experienced committee members will hold seats.

The Committee also voted unanimously to adjust the weighted scoring criteria shifting more emphasis on Economic Development scoring to be more consistent with the Comprehensive Plan and Strategic Plan.

Capital Improvement Project Listing

Capital Improvement Projects [CIP] list:

- Projects pending review/scoring by CPAC
- Project removed from pending list - scored
- Projects removed from pending list – funded/ongoing or completed

Goonsee County, South Carolina
Capital Project Advisory Committee
Capital Improvement Project Listing
PENDING

Department Name	Public Services & Operations	Short Term Economic Development Goals	Long Term Economic Development Goals	Description	Request	Score (0-100)	Date Presented to CPAC	Status of Project
Public Works	X			Driver Building - Upfit and office space	\$1750,000	OCE	Unscheduled	On Hold - Pending List
Economic Development		X	X	Seawall, Shell Making Bldg	\$2,700,000	OCE		On Hold - Pending List
Economic Development		X		Sevier Drive to Corwell 400 E. CDDP	\$8,000,000	PE	Unscheduled	On Hold - Pending List
Economic Development			X	Shiloh Square Commercial Park	\$3,500,000			On Hold - Pending List
Library	X			Sevier School	\$9,100,000	OCE	Unscheduled	On Hold - Pending List
Public Works	X			Corwell Mill Office	\$200,000			
Library	X			Rebuilding inside of World Bank Branch	\$850,000			
Street	X			Trinity Health to include Shiloh, Newell & Corwell Park for parking	\$4,700,000			
Public Works	X			Lane Mill Expansion	\$750,000			
Library	X			Kennelwood Green Expansion	\$1,300,000			
Library	X			Work on 2000 of Health Center Branch	\$2,000,000			
					\$28,580,000			

Goonsee County, South Carolina
Capital Project Advisory Committee
Capital Improvement Project Listing
PROJECTS SCORED

Department	Public Services & Operations	Short Term Economic Development Goals	Long Term Economic Development Goals	Description	Request	Score	Date Presented to CPAC	Status of Project
Economic Development		X		Phase 2 Mill Plantation	\$5,800,000	OCE	03-20-12	Project Presented - Moved Forward to Plan Comm.
Economic Development		X	X	Bringing Shell College Bldg	\$2,000,000	PE	05-20-12	Project Presented - Moved Forward to Plan Comm.
Exp. Falls	X			Expansion of Falls Park (Phase 2) (Phase 1)	\$800,000	PE	05-20-12	Project Presented - Moved Forward to Plan Comm.
Public Works	X			Expanded 2nd Street Bldg	200,000	PE	05-20-12	Project Presented - Moved Forward to Plan Comm.
Economic Development		X	X	Development of Sevier Mill Site	\$2,300,000	OCE	9-18-12	Project Presented - Moved Forward to Plan Comm.

PROJECTS REMOVED FROM LIST COMPLETED

Public Works	X		X	Lane Mill Expansion	\$850,000	X	PE	Completed
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PROJECT REVIEWED BY CPAC

Public Service / Operation Projects:

PRT / Campsite Renovations for High Falls County Park

Solid Waste / Expansion of Salem Manned Convenience Center

Economic Development Projects [short/long term]:

Echo Hills Infrastructure

Seneca Rail Site

Revolving Shell Building [3]

Capital Project Advisory Committee

Project Scoring Summary Sheet

Project Category	Project Name	Date Presented to CPAC	Group Scores for Projects by Classification					TOTAL PROJECT SCORE
			Public Health, Safety & Mandates	Goals Established in Adopted Plans	Economic Development	Budgetary Impact	Impact on Service Levels & Relationships to Other Projects	
Public Service & Operation	PRT High Falls Campsite Renovations	1/25/2012	16.9	14.6	6.3	13.9	13.8	64.6
Public Service & Operation	Solid Waste MCC#4 Salem Expansion	5/23/2012	14	9.7	4.3	12.4	5.8	46.2
Economic Development	Shell Building [3]	8/22/2012	0.4	18.6	35.2	12.8	7	74
Economic Development	Echo Hills Infrastructure	4/4/2012	1.3	17.9	33.3	12.8	6.9	71.9
Economic Development	Seneca Rail Site	9/26/2012	0.4	14.6	35	11.8	8.2	70.1

Capital Project Advisory Committee

Report to the Planning Commission & County Council

CPAC REQUESTED ACTIONS

The Capital Project Advisory Committee requests that the
Planning Commission:

- 1.] Review the Pending Project List and make any recommendations regarding additions/deletions to County Council.
- 2.] Review the Scored Project List and Project Scoring Summary Sheet and make recommendation regarding prioritization for funding to County Council.

Questions?

Capital Project Advisory Committee

Report to the Planning Commission & County Council

CPAC REQUESTED ACTIONS

The Capital Project Advisory Committee requests that
County Council:

- 1.] Review the Pending Project List forwarded by the Planning Commission and make any adjustments regarding additions/deletions to the **CIP**.
- 2.] Review the Scored Project List and Project Scoring Summary Sheet reviewed and forwarded by the Planning Commission and establish prioritization for the County Administrator who will be tasked with identification for funding during the annual budget preparation cycle.

Questions?

OCONEE COUNTY CAPITAL PROJECT ADVISORY COMMITTEE

Report to the
Oconee County Planning Commission
November 5, 2012

&
Oconee County Council
November 20, 2012

The **Capital Project Advisory Committee [CPAC]** as outlined in the Oconee County Code of Ordinances, Chapter 2, Division VIII, Sec. 2-397 states that The committee shall at least bi-annually report to County Council on the state of all capital projects in the county, whether completed, in process or proposed.

FORMATION:

The formation of the **CPAC** was established by ordinance in August 2010. The Committee is made up of nine members; voting members each appointed for a maximum of three one year terms:

Voting Members:

County Council Member	Mr. Paul Corbeil
County Administrator	Mr. Scott Moulder
Infrastructure Advisory Commission	Mr. Bob Winchester
Two At Large / Citizen Representatives	Mr. David Mead & Mr. John Rau

Non-Voting Members:

Planning Commission Representative	Mr. Gwen McPhail
Finance Director [acting]	Ms. Sally Lowery
Facilities Director	Mr. Lake Julian
Planning Director	Mr. Art Holbrooks

ACTIVITIES:

As part of **CPAC's** responsibilities they compiled and established the **Capital Improvement Projects [CIP]** listing provided as Attachment A. The **CIP** includes three sections:

- Projects pending review/scoring by CPAC
- Project removed from pending list - scored
- Projects removed from pending list either funded, ongoing or completed

The **CPAC** continues to meet monthly reviewing & scoring potential Capital Projects as outlined on the **CIP**. As part of the process, Department Heads are invited to the meetings to both provide additional information and to answer committee member questions prior to and during discussions related to the scoring of the project.

Since the last report in March 2012, the **CPAC** has continued to review and update the **CIP** which is provided annually to the Planning Commission and County Council during the budget preparation each fiscal year. Detailed discussions took place regarding how to prioritize projects. The Committee initially adopted three classifications: High, Medium, and Low. After presentation of several projects and lengthy discussion by the Committee members during their review/scoring of the projects it was agreed that their prioritization method be amended as follows:

- Short Term Economic Development Projects
- Ongoing Long Term Economic Development Projects
- Public Service & Operation Projects

The Committee noted that a project could appear in one or more categories with this method; however, would be scored in the agreed upon primary category. After adoption of this categorization method the **CIP** Listing [and any projects that had been previously scored] was updated to reflect these changes.

IMPROVEMENTS

Continuity of operations is important to any organization or committee. The Committee chose to stagger membership terms to provide consistent continuity during term expiration. At any given time, experienced committee members will hold seats.

The Committee also voted unanimously to adjust the weighted scoring criteria shifting more emphasis on Economic Development scoring to be more consistent with the Comprehensive Plan and Strategic Plan.

PROJECT REVIEWED BY CPAC

- Public Service / Operation Projects:
 - PRT / **Campsite Renovations for High Falls County Park**
 - Solid Waste / **Expansion of Salem Manned Convenience Center**
- Economic Development Projects [short/long term]:
 - **Echo Hills Infrastructure**
 - **Seneca Rail Site**
 - **Revolving Shell Building [3]**

A summary report of the reviewed / scored projects is provided as Attachment B.

After final scoring by the **CPAC**, the Committee forwards each project to the Planning Commission with all backup material included for their full review. The **CPAC** will continue to review the CIP, receive and evaluate project questionnaires and make additions/deletions as necessary to maintain an accurate listing of proposed capital projects for the Oconee County Planning Commission and County Council's review and possible funding.

CPAC REQUESTED ACTIONS:

The Capital Project Advisory Committee requests that the Planning Commission:

- 1.] Review the Pending Project List and make any recommendations regarding additions/deletions to County Council.

- 2.] Review the Scored Project List and Project Scoring Summary Sheet and make recommendation regarding prioritization for funding to County Council.

The Capital Project Advisory Committee requests that County Council:

- 1.] Review the Pending Project List forwarded by the Planning Commission and make any adjustments regarding additions/deletions to the **CIP**.
- 2.] Review the Scored Project List and Project Scoring Summary Sheet reviewed and forwarded by the Planning Commission and establish prioritization for the County Administrator who will be tasked with identification for funding during the annual budget preparation cycle.

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- Meets monthly reviewing & scoring Capital Projects
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Capital Improvement Project Listing

Capital Improvement Projects [CIP] list:

- Projects pending review/scoring by CPAC
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- Projects removed from pending list – funded/ongoing or completed

REVISED

Orange County, South Carolina
Capital Project Advisory Committee
**Capital Improvement
Project Listing**
PENDING

Department Name	Major Revenue & Operations	Short Term Economic Development Goals	Long Term Economic Development Goals	Description	Request	Scored by CPAC	Date Presented to CPAC	Status of Project
Public Works/Manufacturing	X	X		Green Building - Upfit/renovation	\$1,950,000	OCE	Unscored, N/A	Open for Review
Public Works/Development		X	X	Revolving credit facility	\$2,000,000	OCE		
Public Works/Development		X		Grant Line to Complete - CMAA, CSCP	\$2,000,000	PE	Unscored, N/A	Open for Review - Request Approved
Public Works/Development			X	Public Safety Center - Park	\$3,500,000			
Public Works/Leisure	X			Senior Center	\$6,100,000	OCE	Unscored, N/A	Scored - Funding Approved - Request Approved
Public Works/Solid Waste	X			Construction Office	\$300,000			
Public Works/Electric	X			Revised Meter of meters project	\$900,000			
Public Works/Solid Waste	X			Trucking Facility - Intermodal	\$1,050,000			
Public Works/Solid Waste	X			Landfill Expansion	\$150,000			
Public Works/Library	X			Construction - Southwood	\$1,000,000			
Public Works/Library	X			Over 1,000 sq foot Southwood Project	\$2,000,000			
					\$20,850,000			

REVISED

Orange County, South Carolina
Capital Project Advisory Committee
**Capital Improvement
Project Listing**
PROJECTS SCORED

Department	Major Revenue & Operations	Short Term Economic Development Goals	Long Term Economic Development Goals	Description	Request	Score	Date Presented to CPAC	Status of Project
Public Works/Development		X		Office Building Renovation	\$5,000,000	OCE	03-2012	Project Completed - Moved Forward to Request Review
Public Works/Development		X	X	Revolving Credit Facility (RS)	\$2,000,000	PE	08-2012	Project Reported - Moved Forward to Request Review
Public Works/Leisure	X			Historic Rehabilitation (AH)	\$300,000	PE	03-2012	Project Reported - Moved Forward to Request Review
Public Works/Solid Waste	X			Expanded and Rebuilt MCC	\$500,000	PE	03-2012	Project Reported - Moved Forward to Request Review
Public Works/Development		X	X	Expansion of Senior Center	\$2,900,000	OCE	01-2012	Project Reported - Moved Forward to Request Review

**PROJECTS REMOVED FROM LIST
COMPLETED**

Public Works/Leisure	X		X	Land for Park - Quarry	\$500,000	X	X	Project Completed - Request Approved
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PROJECT REVIEWED BY CPAC

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Capital Project Advisory Committee
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For Discussion Purposes Only

Note: this draft is formatted to illustrate how the standards would look as part of the adopted Code of Ordinances, and contains both existing and proposed language

Sec. 38-11.2. I-85 Overlay District.

Title: I-85 overlay district.

Definition: The I-85 overlay district is not intended to be a separate zoning district, but shall be assigned to those areas county council has determined to be essential to the future economic prosperity and general well being of all Oconee citizens.

Intent: The overlay is intended to promote development that reflects the best building and site design practices in a manner that will maintain the greatest marketability of the area over time, while limiting any negative effects that may impact the existing lifestyle of the area's citizens.

Boundary: The boundaries of the I-85 overlay district shall be shown on the Official Oconee County Zoning Map:

The I-85 overlay district shall be divided into the following sub-districts:

- (a) Carolina Gateway (Interstate 85).
- (b) Fair Play Village.
- (c) Cleveland Creek.

Standards:

- 1) No new residential subdivision development consisting of more than ten (10) residential housing units proposed for any sub-district of the I-85 Overlay shall have a gross density not greater than one dwelling unit per acre, unless otherwise specified.
- 2) Sexually Oriented Businesses, as defined by the Unified Performance Standards Chapter of the Oconee County Code of Ordinances, shall not be located in the I-85 Overlay District.

The following standards shall apply within one or more of the sub-districts of the I-85 Overlay, as specified:

1) Carolina Gateway Sub-district:

A. The regulations contained within Appendix A of this Chapter shall apply in their entirety to all non-residential uses within the Carolina Gateway (Interstate 85) overlay, excluding agriculture uses.

2) Fair Play Village Sub-district:

A. All new primary and accessory *residential* buildings proposed to be located within the boundaries of the Fair Play Village Sub-district shall be subject to the following standards:

1. Maximum Density: Two (2) Dwelling Units per acre
2. Setbacks: Front – Twenty Five (25) Feet; Side – Five (5) Feet; Rear –

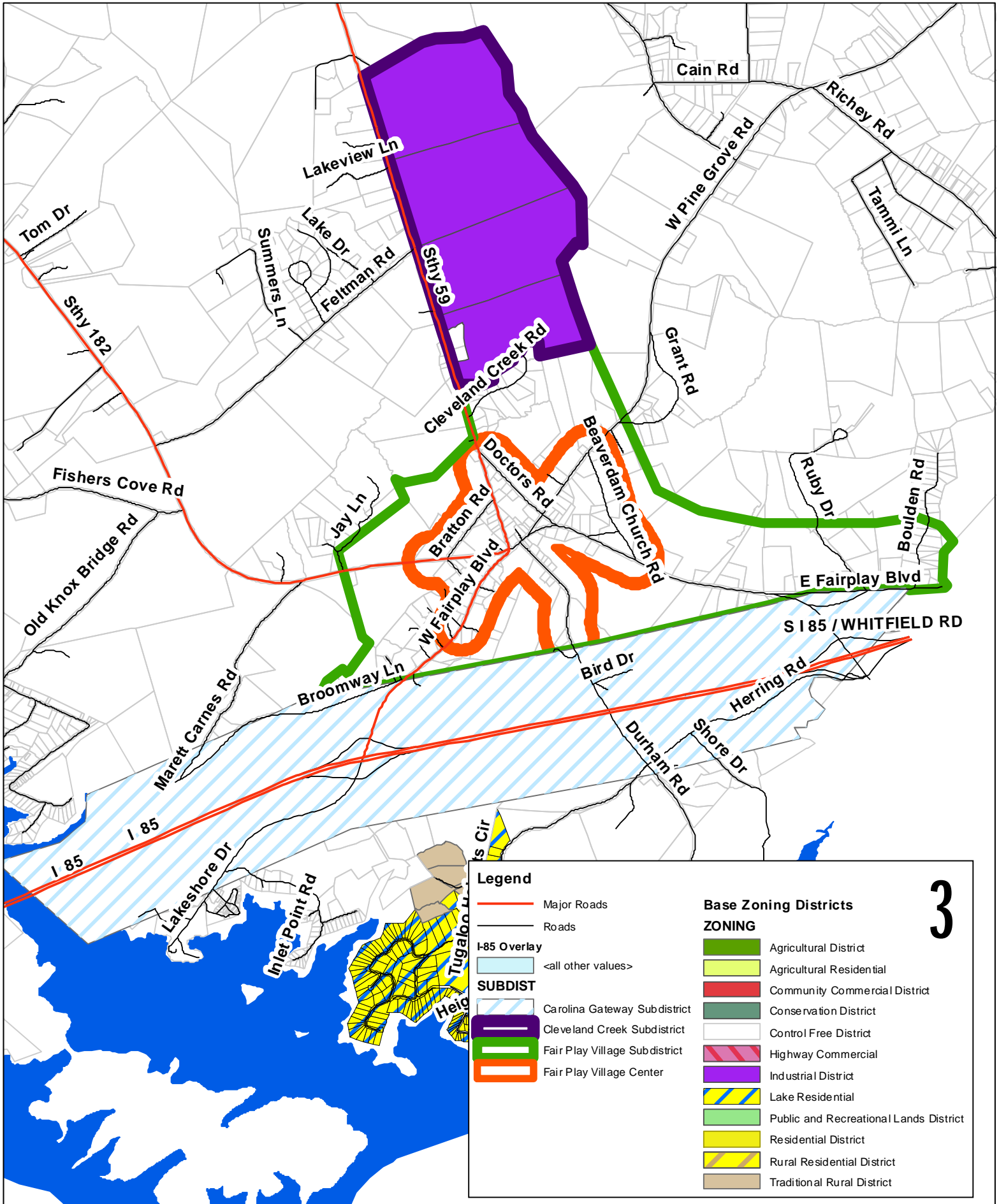
Ten (10) Feet

- B. All new lots/parcels shall have a minimum lot width on road frontage of one hundred (100) feet.
- C. All structures and properties *located in the Fair Play Village Overlay* constructed, installed or maintained in such a manner as to permit the harborage of rodents, mosquitoes, or any other pest or vermin, shall within 30 days of notification (by certified mail) by the Zoning Administrator repair, upgrade, clean or otherwise improve the structure or property so as to mitigate the situation. In the event the owner of a structure deemed to be in violation of this standard can demonstrate the need for additional time beyond 30 days from the date of notification to complete necessary work, provided all imminent hazards to residents and the public have been mitigated, the Zoning Administrator may grant up to an additional 60 days for completion.
- D. Proposed structures to be located in the Fair Play Village Sub-district subsequent to the adoption of this standard shall be subject to the following:
1. All non-residential and non-agricultural structures and uses shall conform to the standards established in Appendix A of this Chapter, and excepting those required by this or any other Chapter of the Oconee County Code of Ordinances to be approved as a Special Exception by the Oconee County Board of Zoning Appeals, shall be subject to review and approval by the Oconee County Planning Commission.
 2. Single-family residential developments proposed to consist of greater than two (2) units, and all multi-family residential developments, shall be subject to review and approval by the Oconee County Planning Commission.
 3. Proposed structures, of any type, intended for occupancy shall meet the following standards:
 - i. Foundations and/or underpinning shall be constructed of concrete, masonry (brick or block), or similar material, and designed so as to provide a continuous, permanent, and attractive impediment to the harborage of rodents and vermin.
 - ii. A lawn or landscaped area cleared of weeds, excess undergrowth, and any other materials or debris that may attract rodents, mosquitoes, and other potential threats to occupants and/or the public shall be established for each residential unit prior to final approval for occupation.
 - iii. Access to residences shall be from an all-weather driveway and/or parking area.
 4. New development proposed to be located in the area delineated on the Official Zoning Map as the 'Village Center' of the Fair Play Village Sub-district shall, in addition to all other standards applicable to the Fair Play Village Sub-district, be subject to the following:
 - i. Orientation: All new primary residential structures located in the Village Center shall be oriented to the public thoroughfare
 - ii. All industrial uses shall be approved as a Special Exception by the Board of Zoning Appeals.

Draft- Amendments to the Fair Play Village Overlay Standards (10-19-12)

- iii. The height of all proposed structures shall be no greater than thirty (30) feet, to be determined by measures approved in adopted building codes.
- iv. Free-standing signage of any type subject to permit by this Chapter of the Code of Ordinances, to include monument or other signage not attached to or otherwise supported by a primary structure, shall not exceed seven (7) feet in height above grade. No signage shall be situated or installed on a berm or other elevated surface or device intended to increase the height of a sign subject to this standard.

DRAFT



Legend

- Major Roads
- Roads
- I-85 Overlay
- <all other values>

SUBDIST

- Cleveland Creek Subdistrict
- Fair Play Village Subdistrict
- Fair Play Village Center

Base Zoning Districts

ZONING

- Agricultural District
- Agricultural Residential
- Community Commercial District
- Conservation District
- Control Free District
- Highway Commercial
- Industrial District
- Lake Residential
- Public and Recreational Lands District
- Residential District
- Rural Residential District
- Traditional Rural District

Summary of the Proposed New Standards for the Fair Play Village Sub-district of the I-85 Overlay

Standards 1-7 (below) would apply to all of the Fair Play Village Sub-district:

- 1. Rodents and Vermin-** Proposal: Properties required to be maintained to avoid rodents, mosquitoes, and vermin. Violators notified by certified mail from Zoning Administrator will have 30 days to mitigate; up to additional 60 days can be granted for cause.
- 2. Commercial/Industrial Design Standards-** Proposal: All new non-residential and non-agricultural projects will be subject to the same standards governing similar projects in the Carolina Gateway Sub-District (parking, landscaping, building standards, lighting, signage, etc.)
- 3. Planning Commission Review of New Commercial/Industrial Projects-** Proposal: All new non-residential and non-agricultural projects approved by Planning Commission
- 4. Planning Commission Review of Significant Residential Development-** Proposal: All new multi-family projects, and all single-family projects larger than 2 units, have to be approved by Planning Commission
- 5. Underpinning and Foundations-** Proposal: All new residences, businesses, and other occupied structures must have a concrete or masonry foundation sufficient to keep out rodents and vermin.
- 6. Weeds and Debris-** Proposal: A lawn or landscaped area free of weeds, undergrowth, and debris must be established prior to approval of all new residences, businesses and other occupied structures.
- 7. Driveways-** Proposal: New residences, businesses, and other occupied structures must be accessed by an all-weather driveway or parking area.

In addition to the standards above, 8-12 (below) would apply to the area designated as the village center of the Fair Play Village Sub-district:

- 8. Orientation of New Homes-** Proposal: New residences must be oriented toward the public thoroughfare.
- 9. New Industrial Projects Approved as Special Exception:** Proposal: All industrial projects must be approved as a Special Exception by the Board of Zoning Appeals
- 10. Building Height-** Proposal: Limit the height of new structures to 30 feet (measured by adopted building codes).
- 11. Sign Height-** Proposal: Free-standing signs limited to 7' in height above grade.



Oconee County Planning Department

415 S. Pine Street, Walhalla, SC 29691

Telephone: 864-638-4218

Fax: 864-638-4168

Date: November 5, 2012

To: Chairman Thrift, Members of County Council, Mr. Moulder, and Mrs. Hulse

From: Josh Stephens, Community Development

Re: Planning Commission Recommendation concerning CPAC project listing and Fair Play sub-district

The Planning Commission held a meeting on Monday November 5th, 2012 so discuss the CPAC project listing and proposed changes to the Fair Play sub-district. After Mr. Moulder and Mr. Rau delivered the CPAC Report, the Commission voted 6-0 to recommend that no changes be made in regards to how CPAC listed Pending Projects and Scored Projects.

Mr. Tim Mays, a member of the Fair Play community, delivered a presentation concerning proposed changes to the Fair Play sub-district. Following the presentation, the Commission voted 6-0 to recommend that County Council take first reading on the proposed changes.

Attached is a summary of the proposed changes.

Thank you for your consideration of these recommendations, and I look forward to seeing each of you on the 20th. Please do not hesitate to contact me with any questions you may have.

Josh Stephens

Summary of the Proposed New Standards for the

Fair Play Village Sub-district of the 1-85 Overlay

Standards 1-7 (below) would apply to all of the Fair Play Village Sub-district:

- 1. Rodents and Vermin-** Proposal: Properties required to be maintained to avoid rodents, mosquitoes, and vermin. Violators notified by certified mail from Zoning Administrator will have 30 days to mitigate; up to additional 60 days can be granted for cause.
 - 2. Commercial/Industrial Design Standards-** Proposal: All new non-residential and non-agricultural projects will be subject to the same standards governing similar projects in the Carolina Gateway Sub-District (parking, landscaping, building standards, lighting, signage, etc.)
 - 3. Planning Commission Review of New Commercial/Industrial Projects-** Proposal: All new non-residential and non-agricultural projects approved by Planning Commission
 - 4. Planning Commission Review of Significant Residential Development-** Proposal: All new multi-family projects, and all single-family projects larger than 2 units, have to be approved by Planning Commission
 - 5. Underpinning and Foundations-** Proposal: All new residences, businesses, and other occupied structures must have a concrete or masonry foundation sufficient to keep out rodents and vermin.
 - 6. Weeds and Debris-** Proposal: A lawn or landscaped area free of weeds, undergrowth, and debris must be established prior to approval of all new residences, businesses and other occupied structures.
 - 7. Driveways-** Proposal: New residences, businesses, and other occupied structures must be accessed by an all-weather driveway or parking area.
- In addition to the standards above, 8-11 (below) would apply to the area designated as the village center of the Fair Play Village Sub-district:***
- 8. Orientation of New Homes-** Proposal: New residences must be oriented toward the public thoroughfare.
 - 9. New Industrial Projects Approved as Special Exception:** Proposal: All industrial projects must be approved as a Special Exception by the Board of Zoning Appeals
 - 10. Building Height-** Proposal: Limit the height of new structures to 30 feet (measured by adopted building codes).
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