

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

COMMISSION MEMBERS

Mike Smith, District I

Alex Vassey, District III

Gary Gaulin, Vice-Chairman, District V

Pat Williams, At-Large

David Nix, District II

Frankie Pearson, Chairman, District IV

Mike Johnson, At-Large

AGENDA

5:00 pm, Thursday, February 24, 2022

Council Chambers - Oconee County 415 S Pine St, Walhalla SC 29691

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from January 31, 2022
5. Public Comment for Non-Agenda Items (4 minutes per person)
6. Commission Member Comments
7. Staff Comments
8. HWY 123 Curb Cut and Aux turn Lane Ordinance
 - a. Public Comment
 - b. Discussion/ Vote
9. Sidewalks Chapter 26-3, q, construction of sidewalks in the county road right-of-way
 - a. Public Comment
 - b. Discussion/ Vote
10. Junk Ordinance
 - a. Public Comment
 - b. Discussion/ Vote
11. Sewer Basin Study for Fair Play information
 - a. Public Comment
 - b. Discussion/ Vote
12. March 7 Meeting
13. Adjourn

If you are not able to attend in person and you have a comment, you may submit it by contacting the Planning Department at planninginfo@oconeesc.com or 864-638-4218, so that we may receive your comment and read it into the record. Meetings available on YouTube: "YourOconee"

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

Minutes

5:00 pm- Monday, January 31, 2022

Council Chambers - Oconee County Administrative Complex

Members Present

Alex Vassey

Mike Smith

David Nix (via telephone)

Gary Gaulin

Frankie Pearson

Mike Johnson

Staff Present

James Coley

Media Present

Lauren Pierce – The Journal

1. Call to order – Mr. Coley called meeting to order at 5:00 PM.
2. Invocation was led by Mr. Gary Gaulin
3. Pledge of Allegiance was led by Mr. Pearson.
4. Election of Officers – Mr. Coley called for nomination for Chair. Mr. Smith nominated Mr. Gaulin for Chair; Mr. Gaulin accepted. Mr. Johnson nominated Mr. Pearson for Chair; Mr. Pearson accepted. Mr. Coley called for a vote for Mr. Gaulin; 3 votes cast. Mr. Coley called for a vote for Mr. Pearson; 3 votes cast. Mr. Coley called for a revote due to tie. Mr. Gaulin stated his objectives and qualifications for the Commission if he is elected. Mr. Pearson stated his qualifications for the position. Mr. Coley called for a revote for Mr. Gaulin; 3 votes cast. Mr. Coley called for a revote for Mr. Pearson; 3 votes cast. Mr. Gaulin conceded to Mr. Pearson. Mr. Coley called for a revote for Mr. Gaulin; 1 vote cast. Mr. Coley called for a revote for Mr. Pearson; 5 votes cast. Mr. Pearson is the new Chair. Mr. Pearson called for nominations for Vice-Chair. Mr. Nix nominated Mr. Johnson; Mr. Johnson declined. Mr. Johnson nominated Mr. Gaulin; Mr. Gaulin accepted. Mr. Pearson called for a vote; 6 votes cast. Mr. Gaulin is new Vice-Chair. Mr. Coley was named Secretary.
5. Approval of minutes for December 6, 2021 – Mr. Nix made a motion to approve the minutes for December 6th; seconded by Mr. Vassey. Mr. Pearson called for a vote; motion was approved unanimously 6/0.
6. Public comment (non-agenda items) – None
7. Commission member comments
 - a. Mr. Johnson stated he is looking forward to a good year.

8. Staff comments

- a. Mr. Coley updated the members on his positive conversations with community stakeholders with respect to the Junkyard Ordinance.

Mr. Gaulin made a motion that the Junkyard Ordinance be an item on the agenda for the next Planning Commission meeting; Mr. Pearson seconded. No discussion. Mr. Pearson called for a vote. The motion passed unanimously 6/0.

Mr. Gaulin asked Mr. Coley if a County Council-approved study, including sewer expansion in the Fair Play/I-85 overlay, had been given to the Planning Department. Mr. Coley agreed to investigate.

9. Adjourn – Mr. Johnson made a motion to adjourn. Mr. Pearson seconded the motion. Mr. Pearson called for a vote. The motion was approved unanimously 6/0 at 5:30 PM.

DRAFT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE 2021-_____**

AN ORDINANCE REGULATING JUNKYARDS IN OCONEE COUNTY, SOUTH CAROLINA.

WHEREAS, the South Carolina General Assembly has found pursuant to Section 57-27-20 et seq., Code of Laws of S.C. 1976, as amended, that it is in the public interest to regulate the establishment, operation and maintenance of junkyards and that the police powers of the state may be and should be exercised for that purpose. By Section 57-27-100 it provides that nothing in that chapter would be construed to abrogate or affect the provisions of an ordinance, which was more restrictive than the provisions of that chapter. Pursuant to Section 4-9-25 the General Assembly empowered the counties of the state to enact regulations, resolutions, and ordinances in relation to health and order or respecting any subject, which appeared to county councils to be necessary and proper for the security, general welfare, and convenience of counties or for preserving health, peace, order, and good government in the counties. It provides that the powers of the counties in that regard be liberally construed in favor of the county; and

WHEREAS, the Oconee County Council finds that improperly operated junkyards:

- (1) Pose a hazard to the health, safety, and general welfare of the citizens of Oconee County;
- (2) Depreciate the value of surrounding properties and may inhibit future development of the area;
- (3) Pose a fire hazard and may cause soil and groundwater contamination;
- (4) Are a breeding ground for mosquitoes or other insects, snakes, rats and other pests;
- (5) Pose a threat of injury to children and other individuals who may be attracted to the premises;
- (6) Are a visual blight and patently offensive to the aesthetic quality of the environment of Oconee County.

WHEREAS, to preserve the physical integrity of established neighborhoods for the quiet enjoyment of family, safety of children, and the maintenance of residential property values; to protect the citizens and residents of Oconee County from possible injury at junkyards; to achieve responsible economic growth in areas of Oconee County that is compatible with growth and development in nearby areas; to protect the public from health nuisances and safety hazards by controlling vectors, concentration of volatile or poisonous materials, and sources of danger to children; and to preserve and enhance the natural scenic beauty of areas in the vicinity of the primary and secondary roads of Oconee County, it is declared to be in the public interest of Oconee County, and necessary and proper for the general welfare, convenience, safety and health of the people of the county, to regulate the operation and maintenance of junkyards in areas adjacent to public roads and highways within Oconee County, including those regulated

by the South Carolina Department of Highways and Public Transportation to the extent that this division is not in conflict with such regulations. Oconee County Council hereby finds and declares that junkyards which do not conform to the requirements of this division are public nuisances.

NOW, THEREFORE, BE IT ORDAINED by Oconee County Council, duly assembled and with quorum present, and upon third and final reading, the following:

A. Scope

The provisions of this division shall apply to all unincorporated portions of Oconee County which are not under the jurisdiction of any municipal zoning ordinance unless this division is adopted by reference in these areas.

B. Definitions

(a) As used herein the following terms shall have the meanings given below:

(1) *Evergreen*. The term "evergreen" shall mean evergreen trees or shrubs with a minimum height of not less than eight feet when mature. Acceptable species include, but are not limited to, Cedar, Arborvitae, Hemlock, Cryptomeria, Wax Myrtle, Arizona Cypress, Osmanthus, Cherry Laurel and upright varieties of Junipers, Holly and Yew. Other species may be approved by the Planning Director or their designee.

(2) *Fence*. The term "fence" shall mean any eight feet high or higher chain link, wooden, or masonry fence which forms a substantial physical barrier which is capable of withstanding the effects of the climate and which completely surrounds the items defined as "junk." Advertising, slogans, signs, or other written messages painted or written in any manner on the fencing materials is prohibited.

(3) *Junk*. The term "junk" shall include, but not be limited to, abandoned barrels or drums, dismantled or inoperable industrial or commercial equipment or machinery being salvaged for parts, and the following old, scrap, or used items: metal; rope; rags; batteries; paper; cardboard; plastic; rubber; pallets; appliances; motors; industrial or commercial fixtures; rubbish; debris; wrecked, dismantled or disabled motor vehicles or parts thereof including boats or parts thereof. A currently registered and licensed motor vehicle or boat that is undergoing mechanical, electrical or body repair to restore to operating condition by a garage or body shop in the business of making mechanical, electrical or body repairs, is not considered a junk vehicle under this definition. All other provisions of the division shall apply.

(4) *Junkyard*. The term "junkyard" shall mean any property (including property used for wrecker, towing and impoundment purposes) which has five or more wrecked, dismantled or disabled motor vehicles or parts thereof located on the property, or any property which is used in part or in

whole for buying, selling, storing or keeping 20 items or more defined as "junk" above.

(5) *Person*. The term "person" shall mean any individual, firm, partnership, association, corporation, company or organization of any kind.

(6) *Screen*. The term screen shall mean a static barrier which shields the junkyard from view. The screen shall extend from the ground to a height of not less than eight feet and shall completely enclose the junkyard. Not more than 25 percent of the vertical surface of the screen shall be open to allow the passage of air but any such openings shall be designed to obscure the visibility of the junkyard.

7 *Scrap Processor* shall mean any person, firm or corporation engaged only in the business of buying scrap iron and metals, including, but not limited to, old automobiles, for the specific purpose of processing into raw material for remelting purposes only, and whose principal product is ferrous and nonferrous scrap for shipment to steel mills, foundries, smelters and refineries, and maintaining an established place of business in this State and having facilities and machinery designed for such processing.

Motor vehicle means any self-propelled land, water or air vehicle which can be used for towing or transporting people or materials, including, but not limited to, automobiles, trucks, buses, boats, motor homes, motorized campers, boats, airplanes, motorcycles, motor scooters, tractors, snowmobiles, dune buggies or other off-the-road vehicles.

Junk motor vehicle means any motor vehicle incapable of self-propulsion or being moved in the manner for which it was originally intended, or the condition of which is wrecked, dismantled, partially dismantled, inoperative or discarded, or which cannot safely or legally be operated.

D. Regulations of Existing Junkyards

(a) *Fencing and screening*. All junkyards shall be enclosed on all sides by one of the following that shield the junkyards from view:

- (1) A chain link fence with evergreen screening of an approved type; or
- (2) Where evergreen screening is not possible, a chain link fence with vinyl strips or slats woven into the fence fabric may be used upon approval by the Planning Director or their designee; or
- (3) A wooden or masonry privacy fence; or

- (4) Other type material which has been identified in the provisions of this ordinance to be acceptable fencing
- (5) Failure to maintain a fence in such a manner as to meet the intent of these standards shall constitute a violation of this ordinance.

All junkyards operating lawfully at the time of the adoption of these regulations shall comply with the fencing and screening standards of this section within 180 days of the effective date of this ordinance.

(b) *Anchoring.* All metal or wooden fence posts shall have at least one-fourth of their length below ground level and shall be set in hard packed clay or concrete. All metal fence posts shall be treated with an anti-corrosive coating. All wooden posts shall be pressure treated or creosote coated lumber.

(c) All junkyard business shall be conducted entirely within the screened area of the property. As such, all offices and/or other business-related facilities shall be located within the fenced area of the junkyard. All structures shall comply with adopted building and fire codes.

(d) No junk shall be stacked, stored or maintained at a height greater than the opaque screen around the junkyard.

(e) Adequate off-street customer parking must be provided, and must be sufficiently graveled or paved to provide both safe public access, and avoid damage to all public roads and rights-of-way. Traffic into and out of a junk yard resulting in mud, gravel, litter, or other foreign object on the driving surface of a public road shall constitute a violation of this ordinance.

(f) If a junkyard closes, it must comply with the provisions of **Section E**, below, for new junkyards to re-open. Evidence of closing shall be established by inspection of the property, **written notification or non-renewal of a junkyard permit.**

(g) Any person, company, business or corporation not covered by this division or exempted from this division shall comply with state statutory law regarding disposition of abandoned or derelict motor vehicles as provided by **S.C. Code Ann. § 56-5-5610, 56-5-5810, et. seq. and 44-67-10 et. seq. (1976)**

(h) All junkyards shall be maintained to protect the public from health nuisances and safety hazards.

(i) All junkyards shall comply with all adopted fire and building codes.

E. Regulations for Operations that are New or Re-Opening After the Effective Date of this Ordinance

(a) The following additional standards shall be applicable to junkyards that open, re-open, or begin operations or business after the effective date of this ordinance.

(1) New junkyards shall be situated on a continuous parcel of at least five acres excluding rights-of-way that are undivided by road right-of-ways or public dedication.

(2) Have a minimum front lot line of 100 feet on a public right-of-way. Wrecker, towing and impoundment services as defined by section 30-79(5) of this division, shall have a minimum front lot line of 60 feet on a public right-of-way.

(3) All driveway entrances shall be from side property lines. The centerline of the driveway shall not be closer than 30 feet from the side property line. An opaque gate shall be utilized. The view toward the gate from the adjacent property shall be screened by a continuous hedge row not less than 30 feet wider than the gate.

(4) Have a minimum setback to the fence from front, side and rear property lines excluding road rights-of-way of at least 50 feet. Wrecker, towing and impoundment services as defined by section 30-79(5) of this division, shall have a minimum setback to the fence from front, side and rear property lines excluding road rights-of-way of at least 25 feet.

(5) No junkyard shall be established closer than 1,000 feet to a church, school, daycare center, nursing home, health care facility, hospital, public building, public recreation facility, a concentration of ten or more contiguous residences, or closer than 500 feet from any single residence. An on-site residence at the junkyard by the owner or its agent is permitted. No junkyard shall be established closer than 1,000 feet of any highway designated scenic by the federal, state or county government; or within 1,000 feet of any U.S. Highway.

(6) The junkyard shall be entirely surrounded by an opaque fence at least eight feet in height or by either a woven or welded wire (11-gauge minimum) or chain link fence a minimum of eight feet in height and with an opaque evergreen screen with a minimum height of not less than eight feet when mature. The evergreen vegetation shall be planted between the property line and the outbound side of the fence. The distance spacing of the evergreen vegetation from the fence and the property line should allow for maintenance of the mature vegetation from inside the property line. Evergreen vegetation that serves as screening shall be of an approved type that can reach a minimum height of eight feet when mature from the date planted and shall be planted at intervals evenly spaced and in close proximity to each other so that a continuous, unbroken screen (without gaps or open spaces) will exist to a height of at least eight feet along the length of the fence surrounding the junkyard; however, all vegetation required to be planted as a screen on sides visible from an existing residence or a public thoroughfare shall be a minimum of 6 feet in height at the time of planting. The evergreen screen shall be maintained as a

continuous, unbroken screen for the period the property is used as a junkyard.

(7) Each owner, operator, or maintainer of a junkyard shall utilize good husbandry techniques by pruning, mulching, and fertilizing, so that the vegetation can reach a height of eight feet within five years of the date planted and will have maximum density and foliage. Dead or diseased vegetation shall be replaced at the next appropriate planting time.

(8) A junkyard plan prepared by the owner or operator of any new junkyard shall be submitted prior to the junkyard permit being granted by Oconee County. The plan shall indicate setbacks, location of public rights-of-way, all proposed structures, all structures within 500 feet of a junkyard, driveways, entrances, fencing, screening, types of fencing, types of screening, dimensions of junkyard, gross acreage, owner(s)' name(s), address(es), preparer of plan name(s) and address(es). Submission of information shall establish pre-existing conditions. Plan may be drawn at a scale of one inch equals 200 feet or less.

(9) When, for reasons of topography, it is determined by the Planning Director or their designee that the fencing and screening requirements of the new junkyard will not produce a result that sufficiently shields the junkyard from view and otherwise preserves the policy and intent of this division, the following alternatives are available:

- a. The junkyard may locate at the site if its fenced boundaries are no closer than 1,000 feet to any adjacent residence; or
- b. Topographic features shall be graded to adjacent roadway levels so that the provisions for fencing and screening can be effective; or
- c. The developer of a junkyard may seek another site that is more suitable to junkyard development.

(10) No Junkyards shall be located within the 100-year floodplain.

Operation.

(a) All activity conducted on the premises must be contained within the visual screen as required in Section 18:2.3, and the fencing shall be securely locked unless being actively and contemporaneously supervised.

(b) No junk shall be stacked, stored or maintained at a height greater than eight feet above the adjacent grade.

(c) Adequate off-street customer parking must be provided, and must be graveled or paved in an acceptable manner.

(d) Scrap Metal Processors, while considered to be junkyards by definition, shall be exempt from the permit requirements. In addition, the eight-foot stacking requirement of subsection (b) shall not apply if the scrap metal processor is located

substantially below the grade of the adjacent public road or is located more than 500 feet from any public road.

(e) Upon receiving an appliance or vehicle, all junkyards shall remove, as applicable, the battery, lubricants, fluids, coolants, refrigerants, and the like and shall recycle or dispose of same in accordance with all applicable state and federal laws regarding disposal of waste and hazardous materials. All junkyards shall annually provide the county a complete description of all vehicles received at such yard and shall certify that the requirements of this section have been met.

(f) No junkyard shall be used as a dump by the public. No burning of any material other than material specifically designed or suitable for the purpose of employee comfort. Any exception must be approved by state or local fire officials given a minimum of 24 hours' notice of such burn.

F. Permit required for junkyards

(a) All junkyards are required to obtain an annual operations permit, for which a \$50.00 fee shall be assessed. Such permit shall be valid until January 1 of each calendar year. For junkyards existing on or before the effective date of this ordinance, a permit shall be issued by the Planning Director or their designee upon completion of fencing and screening requirements. For junkyards established, opened, or re-opened after the effective date of this ordinance, the permit shall only be issued upon approval of a junkyard plan.

(b) The Planning Director or their designee may accept a letter of credit from any junkyard owner who is unable to plant an evergreen screen around a junkyard due to seasonal weather conditions. The Planning Director or their designee may promulgate regulations as needed to establish the requirements, format and procedure for a junkyard owner to obtain a letter of credit.

(d) Any permit fee, annual fee, or filing fee under this division is subject to change by resolution of county council.

(e) No person shall establish, possess, open, re-open, own, enlarge, or operate a junkyard after the effective date of this division without complying with the provisions set forth herein.

(f) Any addition, enlargement or expansion of a junkyard shall require a permit and shall be permitted in accordance with this division as a new junkyard.

(g) Failure to pay a permit fee, annual fee or late fee shall constitute a misdemeanor and each day the fee remains unpaid shall constitute a separate offense.

(h) Providing false, or incorrect information on any application form, registration form, permit form or permit renewal form under this division shall constitute a misdemeanor. Any permit not containing the current mailing address of the permit holder or the current mailing address of the record owner of the parcel of land upon which the junkyard is located, is void. Any application form submitted by a

lessee or tenant for a permit under this division shall contain the signature and current mailing address of the landlord, lessor, or record owner constituting an affirmation that the permit applicant is in fact a lessee or tenant of the landlord, lessor, or record owner of the parcel of land upon which the junkyard is located.

G. Exemptions

(a) Although the following are junkyards as defined by this division and are subject to the provisions of this division, the following limited exemptions are granted:

(1) Recycling centers are exempt from section 30-77 and section 30-78 of this division. A recycling center is a facility where recoverable resources such as paper, plastic, glass and metal cans are collected, flattened, crushed, shredded or bundled for shipment to others who will use those materials to manufacture new products. Recycling centers do not have outside storage except in closed containers.

(2) Scrap metal processors are exempt from this division except for the fencing and screening requirements of section D to the extent that fencing and screening is only required where the scrap metal processor's property abuts or adjoins residential property, school property, church property, or recreational property or parks and along the front of public roadways. A scrap metal processor is any person, firm or corporation which is classified by the South Carolina Tax Commission as a manufacturer whose principal business sells processed scrap metal to steel mills and foundries for remelting purposes. Such firms or corporations are those operating from a fixed location and utilizing heavy machinery such as cranes, balers, and sheaf for processing and manufacturing iron, steel, or non-ferrous metallic scrap.

(4) Properly licensed sanitary landfills are exempt from the provisions of this division.

H. Authority.

Personnel employed by the county as Planning Director or their designee shall be vested with the authority to enforce and administer Junkyard standards within the county.

I. Penalties for non-compliance

(a) Any person violating any provision of this division shall be guilty of a misdemeanor and, upon conviction punishable by a fine not to exceed \$500.00 plus court costs and/or imprisonment for not more than 30 days. Each day such violation continues shall constitute a separate offense.

(b) Oconee County may also seek injunctive relief or may institute any other appropriate action in courts of competent jurisdiction to enforce the provisions of this ordinance.

OCONEE COUNTY, SOUTH CAROLINA

By: _____
, Chairman of County Council
Oconee County, South Carolina

ATTEST:

By: _____
, Clerk to County Council
Oconee County, South Carolina

First Reading:
Second Reading:
Public Hearing:
Third Reading:

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OCONEE JOINT REGIONAL SEWER AUTHORITY REQUEST FOR QUALIFICATIONS

Professional Engineering and Planning Services

PROJECT #2022-01 Fair Play Area Sewer Basin Plan



RFQ SUBMITTAL DUE DATE/ TIME: July 15, 2021 at 2:00 PM EASTERN DAYLIGHT-SAVING TIME (EDT)

Advertisement Date	May 20, 2021 by 4:00 pm EDT
Pre-submittal Conference (Mandatory)	June 15, 2021 at 10:00 am EDT
Deadline for Inquiries	July 1, 2021 at 4:00 pm EDT
Submittal Deadline	July 15, 2021 at 2:00 pm EDT
Review of RFQs	By August 20, 2021 (tentative)
Interviews (if necessary)	TBD

REQUEST FOR QUALIFICATIONS

Purpose

The Oconee Joint Regional Sewer Authority (hereafter referred to as “Owner” or “OJRSA”) and Oconee County, South Carolina (“County”) is requesting a Statement of Qualification (“SOQ”) from firms interested in providing a Fair Play Area Sewer Basin Plan. This project consists of the development of a planning document to project future growth within the vicinity of the Fair Play area in south Oconee County, the corresponding sewer infrastructure needed to accommodate the anticipated future growth, the expected timing of connections to help fund the needed improvements, and approximate design and construction costs to accommodate identified growth.

OJRSA will select one professional firm with experience in regional planning and engineering (hereafter referred to as “Firm”) to fully complete the project. The contract method will be a standard professional services contract.

The Fair Play area is currently served by the Golden Corner Commerce Park Pump Station (GCCP PS), which is located along Highway 59 approximately 1.5 miles north of Interstate 85. Although the GCCP PS is operable, there are currently no customers connected to it and there is not a collection system extending beyond the pump station site. There currently is a project (The I-85 Corridor Sewer Expansion) scheduled to complete construction in 2022 that will provide sewer service to Exits 1 and 2 on I-85, as well as the Highway 59 corridor between the GCCP and Highway 182. The area to be studied can be seen in Figure 1 (study area shaded in red on map), and consists of:

- Areas that can flow by gravity sewer to GCCP PS
- Areas that can flow by gravity sewer to one of the two pump stations being constructed as part of the I-85 Corridor Sewer Expansion
- Areas that can reasonably be pumped to one of the two areas listed above.

It is important to understand that public sewer is not currently located within or adjacent to this area.

The closest known public sewer system available in South Carolina along I-85 is believed to be at Exit 19 near Anderson. It is not exactly known how far away sewer is south along I-85 in Georgia.

The OJRSA system consists of the Coneross Creek Water Reclamation Facility (“WRF”, permitted at 7.8 million gallons per day), approximately 65 miles of gravity sewer, 15 pump stations, 24 miles of force mains, and three permanent flow monitoring stations. The three flow monitoring stations record flow that enters the OJRSA conveyance system from its three member cities: Seneca, City of Walhalla, and City of Westminster. The facility has allocated 4.721 MGD of its 7.8 MGD permitted flow.

Pre-submittal Conference

A mandatory Pre-submittal Conference will be held on June 15, 2021 at 10:00 am EDT in the Oconee County Council Chambers located at 415 South Pine Street, Walhalla, South Carolina. Representatives of the Owner will be present to discuss the Project; the County may attend as well. All interested parties are required to attend the Pre-submittal Conference. **The failure to attend the mandatory Pre-submittal Conference will result will disqualify a Firm from submitting an RFQ.**

Goals for the Project

OJRSA and the County have established the goals shown below for this project. At the completion of the project, both intend to have:

1. Planning document to guide future capital spending decisions in the Fair Play area.
2. High-level plan and prioritizations for future sewer infrastructure within the Fair Play area.
3. Projections for expected growth within five (5) year windows, over a 20-year time horizon.
4. Projections for sewer revenue needed to operate the collection system over a 20-year time frame.

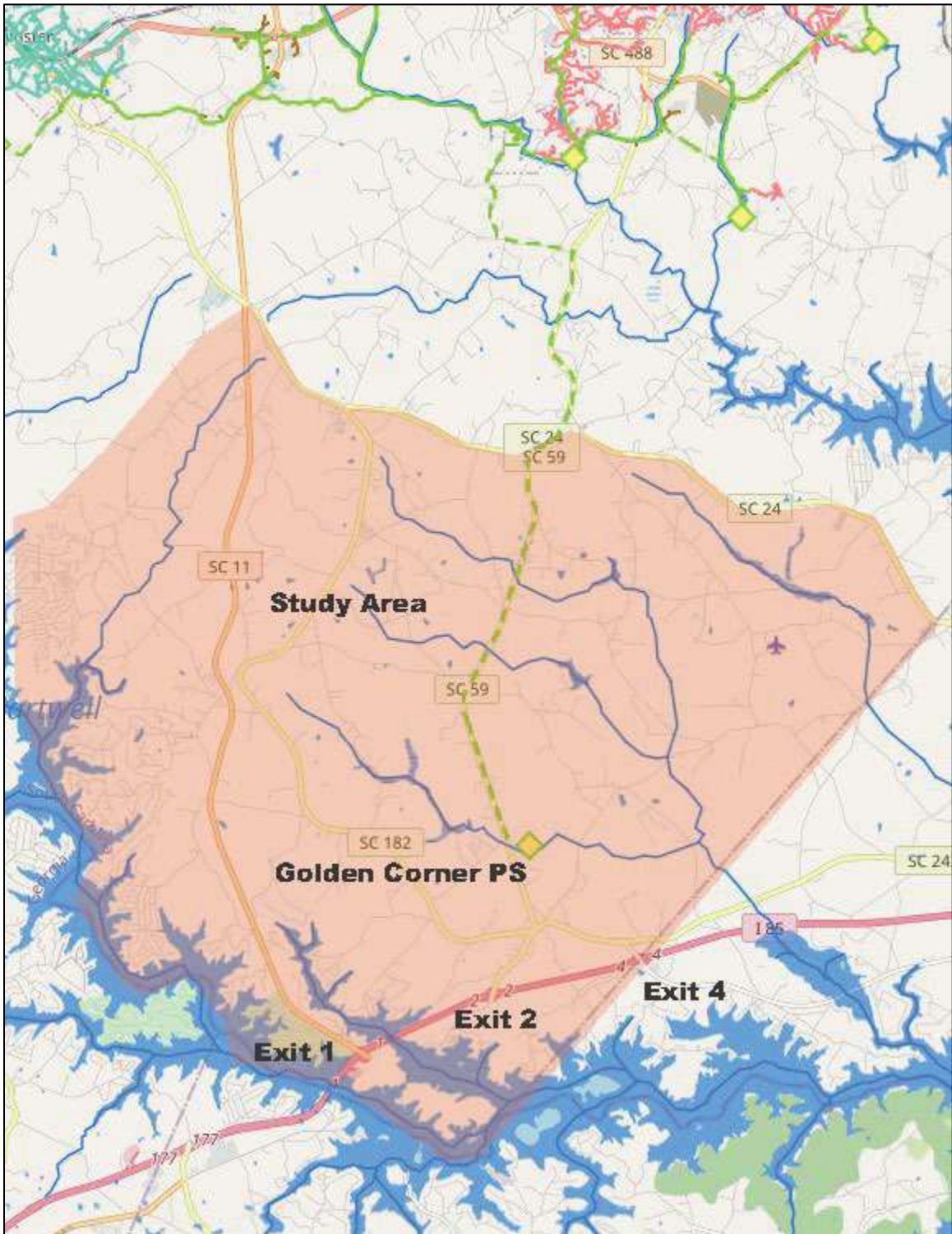


Figure 1: Fair Play Basin Plan Area

Project Scope

A detailed scope shall be developed with the selected Firm, but a general scope is as follows:

1. Meet with and/or request input from stakeholders as necessary, which shall include but not be limited to: Oconee County Planning Department, Oconee Economic Alliance, Appalachian Council of Governments, Fair Play community association(s), School District of Oconee County, South Carolina Department of Transportation, etc. Existing studies and stakeholder desires for future growth may be useful for the basin plan.
2. Project future growth within the study area (basin), in five (5) year windows over the next 20 years. The growth plan shall be performed by an AICP-certified planner. Growth shall be based on an assumption of sewer availability that is reasonable, realistic, and consistent with the sewer plan developed in scope item number 3 below.
3. Develop a sewer infrastructure plan within the basin to accommodate the growth plan from scope item number 2 above. Capital costs for the sewer infrastructure shall be estimated and projects prioritized based on the growth plan.
4. Evaluate the remaining capacity and structure of the GCCP pump station as well as the two new I-85 Corridor Sewer Expansion pump stations. Where future improvements may necessitate upgrades to the existing infrastructure, include those upgrades with the future capital improvements.
5. Evaluate the potential need for additional WRF capacity due to growth within this corridor. (The OJRSA currently has allocated 4.721 MGD of its 7.8 MGD permitted capacity.)
6. Project needed sewer revenue in five (5) year windows over the next 20 years based on the growth plan.
7. Present the results from the study in a workshop with staff and elected/appointed officials with the OJRSA and the County.
8. Incorporate input from staff, board members, and officials and finalize the study in a basin planning document deliverable.
9. All work associated with the basin plan is intended to be desktop-level; no field work is anticipated.

Qualifications

Interested, qualified Firms are requested to submit a detailed statement of qualifications and experience in the conduct of similar work per the selection criteria/guidelines provided in this RFQ. All statements of qualification contain the following, at a minimum:

1. Introduction (*Maximum 2 pages*): This section shall include a cover letter signed by an authorized representative of the offering Firm. The Table of Contents shall follow the cover letter. (NOTE: The Table of Contents does not count in the maximum page requirement)
2. Firm information (*Maximum 5 pages*) Include (at a minimum):
 - a. Office location(s) where the work will be performed out of.
 - b. Business structure (corporation, joint venture, partnership).
 - c. History of the Firm, number of years in business, present ownership, and key management individuals. Describe any anticipated or existing changes in overall corporate management ownership.
 - d. Describe and explain the nature of any litigation, major disputes, contract defaults, and liens in the last 10 years.
 - e. Total number of staff.
 - f. Current and projected workloads of the Firm.
 - g. A summary document identifying project data demonstrating the Firm's ability to meet project time and budget requirements for up to 10 of the most recent similar projects undertaken by the Firm.
 - h. Financial Statement (not included in the page count) – This statement will be an audited report with comments not older than one (1) year. If the most current report has not yet

been audited, the previous audited report with comments shall accompany the most recent financial statement. The Financial Statement (to be included in the Appendix) is not included in the overall page count. OJRSA requires financial information to adequately gauge the Firm's financial stability for a professional services contract. If you would like for the Financial Statement to remain confidential and not eligible to disclose upon solicitation completion under the South Carolina Freedom of Information Act, please mark this subsection as "Confidential."

3. Firm Experience and Qualifications (*Maximum 6 pages*): Describe the Firm-wide qualifications and resources specific to this RFQ that will be available to support the performance of the work.
 - a. Include five (5) recent projects in which your Firm provided both regional planning and engineering services similar to the services requested in this RFQ. Please include the following information:
 - i. Owner name, project name, and location
 - ii. General description of the project
 - iii. Date awarded / date completed (or date of anticipated project completion)
 - iv. Total fees for planning and engineering services provided
 - v. List of change orders, scope changes, etc. and the reason for the changes. Include fees or deducts associated with the changes.
 - vi. Firm's role in the project (work for which the Firm was responsible)
 - vii. Nature of the utility (regional wastewater conveyance and treatment system, retail collection system, etc.)
 - viii. Owner reference and contact information (phone / email)
 - ix. Project team members who worked on the project
 - b. Any licenses, certifications, or accreditations your Firm holds that would be relevant to the services to be performed.
4. Project Team and Resources (*Maximum 5 pages*): Briefly describe the project team and include the following information:
 - a. An organizational chart showing staff available to work on the project, including office locations. Provide résumés (to be included in an appendix) for key staff that will have responsibility for the work.
 - b. Experience and qualifications of both the Project Manager and the key project team members (AICP planner, Professional Engineer, GIS analyst, etc.) that are relevant to the services to be performed.
 - c. Identify proposed subconsultants utilized as part of your team and their role(s) in your approach to the project.
 - d. Any special employee training or certification of the project team members.
 - e. Any specialized equipment or software your Firm owns that would be used in performing the work.
 - f. Current and projected workload of the project team.
5. Project Approach (*Maximum 6 pages*): Describe your company's general approach in executing the project, utilizing previous experience and highlighting specific characteristics that would differentiate your approach from other Firms. Describe how the project will be managed.

Selection Criteria

Applicants are encouraged to organize their submissions in such a way as to follow the general evaluation criteria listed below. Information included within the SOQ may be used to evaluate your Firm as part of any criteria regardless of where that information is found within the SOQ. Information obtained from the SOQ and from any other relevant source may be used in the evaluation and selection process. Submittals will be evaluated according to the following criteria:

1. Past performance with OJRSA (to include its Member City satellite sewer systems) and Oconee County.
2. Professional Qualifications: Technical expertise and competence, including education, registration, and years of experience of individuals with similar projects who will be assigned to this project.
3. Previous experience regarding quality of projects and demonstrated history of executing successful projects of similar scope.
4. Demonstrated Firm's ability to meet time and budget requirements.
5. Demonstrated experience in projects where key personnel have experience, accuracy, availability, and ability to work together as a team.
6. Creativity and insight related to the project.
7. Current and projected workloads of the Firm and the project team specifically.
8. Overall compliance with the RFQ requirements.

Selection Process

The OJRSA will accept submittals that include, at a minimum, the items identified in this RFQ. The anticipated selection process is as follows:

1. Representatives designated by the OJRSA Operations & Planning Committee. The panel may request additional information from one or all applicants.
2. OJRSA and County may conduct interviews with one or more Firms based on information submitted in the RFQ.
3. The purpose of the interview, if conducted, shall be to gain additional information to adequately evaluate the qualifications based on the criteria identified in the Selection Criteria.
4. The selected Firm will be invited to enter into contract negotiations with OJRSA. A professional services contract will be negotiated with the selected Firm. Should OJRSA and the selected Firm(s) not reach an agreement, OJRSA reserves the right, at its sole discretion, to release that Firm and move to the next qualified Firm and proceed with negotiations.
5. Written notification of the selected Firm will be sent to all Firms that submitted qualification statements.

General Terms and Conditions

Proprietary/Confidential Information: The Firms are asked for any restrictions on the use of data contained in their responses and told that proprietary information will be handled in accordance with applicable law, regulations, and policy of the OJRSA and Oconee County. All proprietary/confidential information must be clearly marked as "Proprietary/Confidential"; however, it may be necessary for the OJRSA's and/or Oconee County's attorney to decide if information designated by the submitter in the RFQ is indeed confidential in terms of compliance with the South Carolina Freedom of Information Act.

South Carolina Domicile Requirement

This project does not have a domicile requirement.

Background Check

OJRSA reserves the right to conduct a background inquiry of each Firm which may include the collection of appropriate criminal history information, contractual business associates and practices, employment histories, and reputation in the business community. By submitting qualifications to the OJRSA, the Applicant consents to such an inquiry and agrees to make available to the OJRSA such books and records as the OJRSA deems necessary to conduct the inquiry.

Insurance

Firm agrees to maintain and keep in force during the life of this Agreement, with a company or companies authorized to do business in South Carolina, Errors and Omissions Liability Insurance in the amount of \$1,000,000. Certificates for such policies shall be provided by the Firm's insurance agent or broker to OJRSA within fifteen (15) working days from the date of award. Firm will provide OJRSA a minimum of thirty (30) days advance notice in the event of the insurance policies or insurance policy is canceled. Sub-consultants approved by OJRSA to perform work on this project are subject to the requirements in this section.

Determination of Responsibility

The OJRSA may make such investigation as it deems necessary to determine the ability of a Firm to provide full performance as outlined in the qualification statement. The Firm will furnish to the OJRSA all such information and data for this purpose as the OJRSA may request. The OJRSA reserves the right to reject any Firm if the evidence submitted by or investigation of such Applicant fails to satisfy the OJRSA that such Applicant is properly qualified to carry out the obligations of a Contract.

Rights Reserved by OJRSA

The OJRSA reserves the right to amend its evaluation criteria as the OJRSA in its sole discretion shall determine appropriate and to utilize, as needed, an independent review team. A review and evaluation of the responses contained in the previous section will serve as a basis of selection of the Firm judged best suited to meet the OJRSA's goals for the site and ask them to submit a more detailed statement of qualification.

The OJRSA reserves the right to reject any or all submittals; to waive any informality or irregularity not affected by law; and to evaluate, in its absolute discretion, the qualification statements submitted. The OJRSA may interview Firms as part of this selection process. Qualifications should be complete as initially submitted.

Submittal Requirements

Applicants must submit one (1) scan-ready original, six (6) bound copies, and one (1) electronic version of the SOQ package marked "Project #2022-01 RFQ: Fair Play Area Sewer Basin Plan," to the OJRSA **no later than 2:00 pm EDT July 15, 2021**. The submittal should not exceed twenty-four (24) pages, not including cover letter, Table of Contents, résumés, and audited financial statements that are to be located in the appendices. The pages shall be 8½-inches by 11-inches except for drawings or tables that may be submitted on pages not exceeding 11-inches by 17-inches, folded to 8½ inches by 11 inches.

LATE SUBMITTALS WILL NOT BE ACCEPTED

It is the Applicant's responsibility to verify the receipt of the submittal. Electronic submittals must be received in an Adobe Acrobat PDF format.

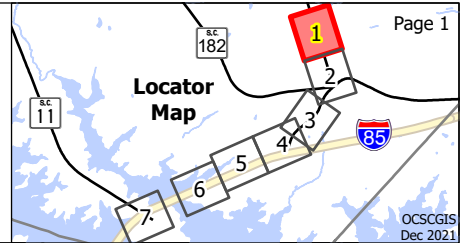
Any questions regarding this RFQ should be submitted by way of email to Chris Eleazer at info@ojrsa.org. Responses will be provided via email to all Firms requesting to receive them; they will also be posted under the Opportunities tab on the OJRSA website (www.ojrsa.org) as an addendum. Any representations made over the phone or in verbal conversations are non-binding and should be secured in writing through email.

Questions shall be addressed to and the RFQ shall be submitted to:

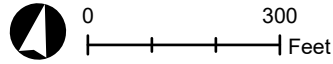
Email: info@ojrsa.org
Address: Oconee Joint Regional Sewer Authority
Project #2022-01
623 Return Church Road
Seneca, South Carolina 29678

OJRSA Phase 1A Potential Sewer Service

Locations of sewer lines and pump stations, as well as status of properties that can/cannot be served with sewer service, is subject to change due to issues that may arise during construction.

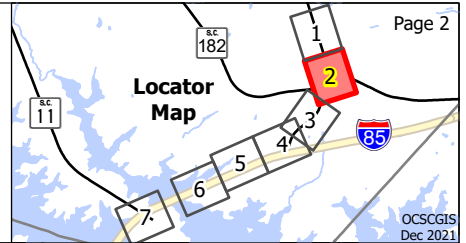


- Parcels Adjacent to Sewer Line
- Can Connect
 - Cannot Connect
 - Force Main
 - Gravity Sewer
 - Pump Station

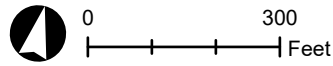


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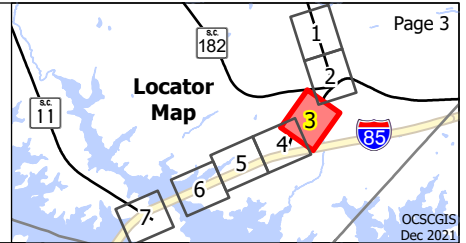


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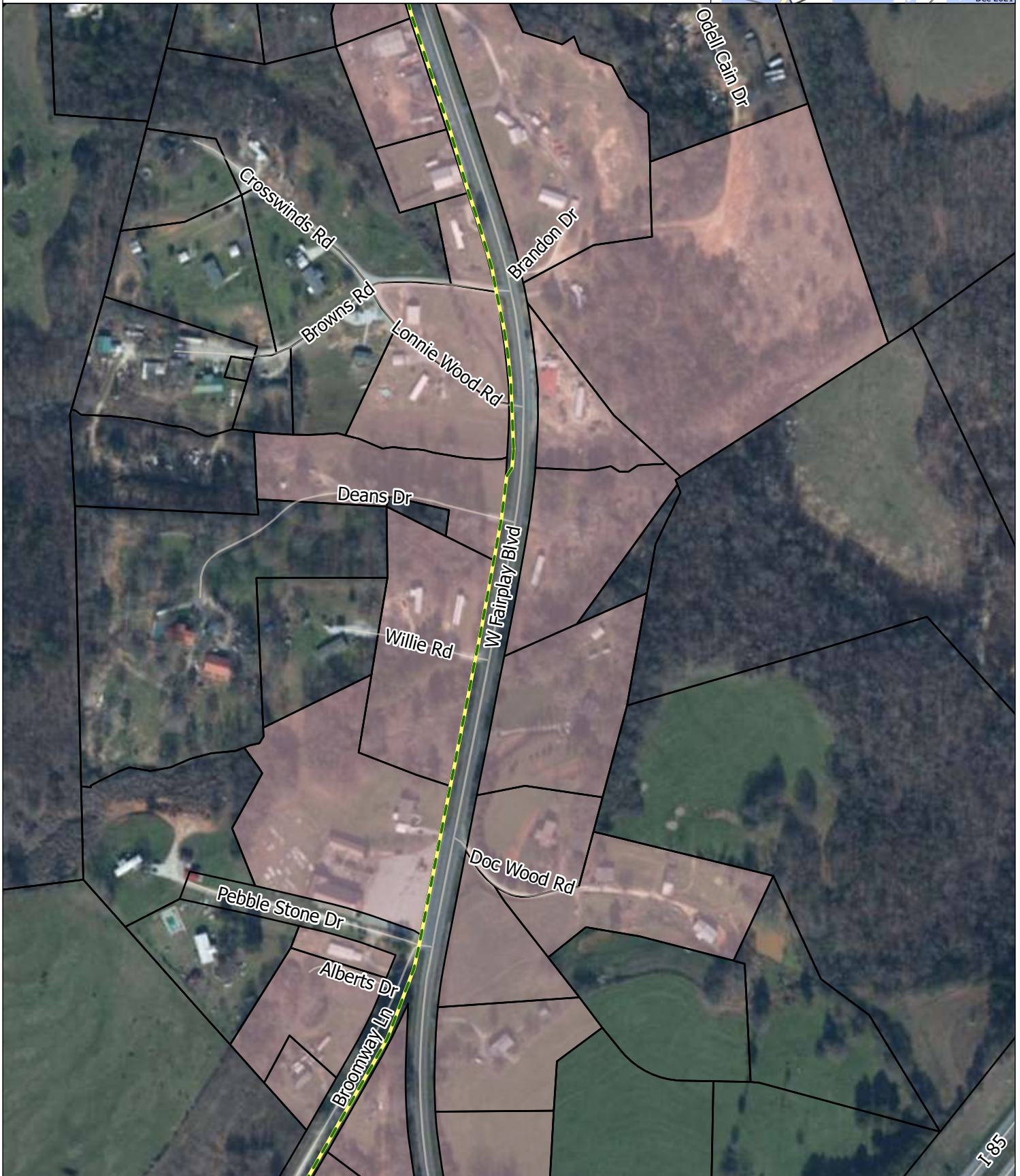
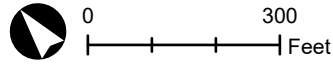


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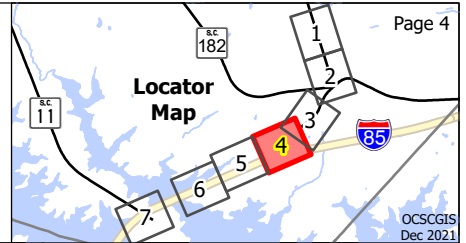


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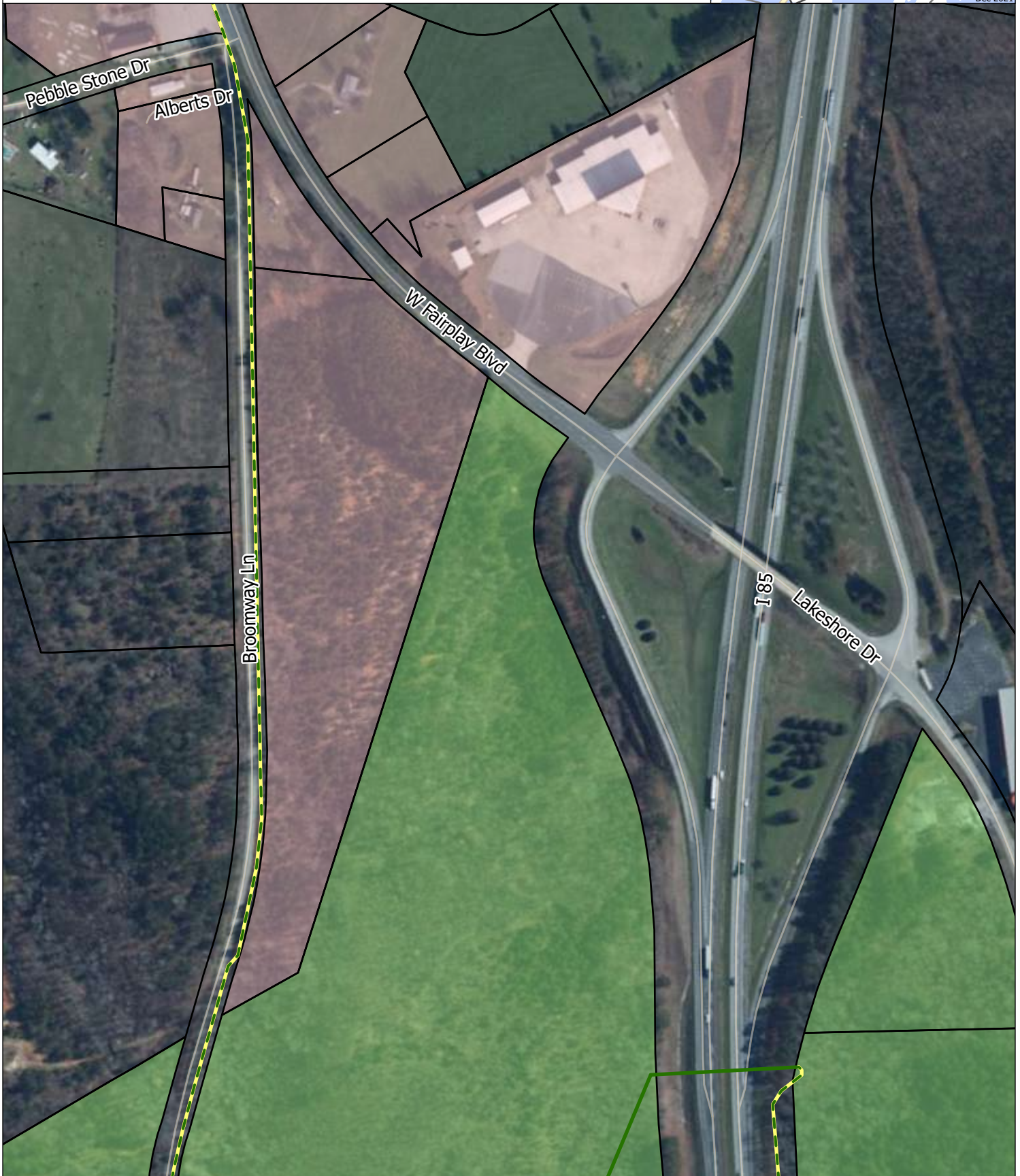
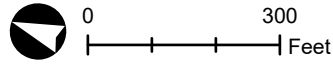


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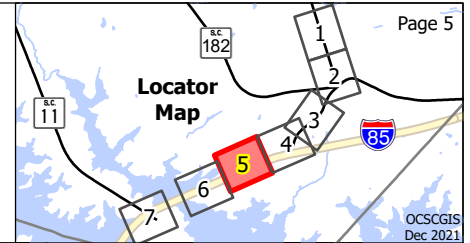


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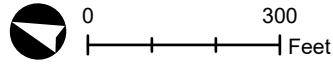


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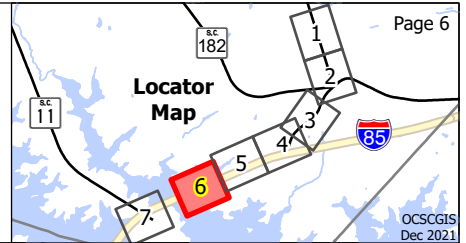


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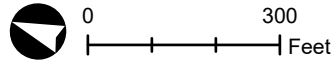


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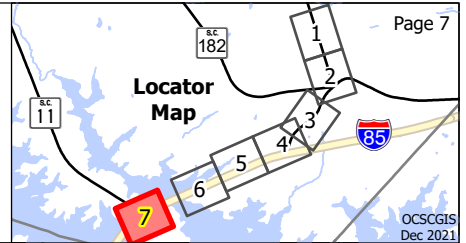


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