

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

COMMISSION MEMBERS

Teresa Spicer, District I
Britton Adams, District III
Gary Gaulin, District V
Mickey Haney, At-Large

David Nix, District II
Frankie Pearson, Chairman, District IV
Mike Johnson, Vice Chair, At-Large

AGENDA

6:00 pm, Monday May 15, 2023

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 May 1, 2023
5. Public Comment for Non-Agenda Items (4 minutes per person)
6. Commission Member Comments
7. Staff Comments
8. Presentation by Ron Wygal of Charles Dojer and Associates regarding development
9. Discussion of Comprehensive Plan Goals for 2023, chapters 7, with Scott Krein Oconee Emergency Services
 - a. Public Comment
 - b. Discussion/ vote
10. Discussion of Comprehensive Plan Goals for 2023, chapters 8
 - a. Public Comment
 - b. Discussion/ vote
11. Presentation by Kim Alexander chair of Oconee County Agricultural Advisory Board
 - a. Discussion
12. Discussion with County Attorney regarding development ordinance changes to chapter 32, which would adopt an initial “screening criteria” of “greater than 20 acres in size AND greater than 2 houses per acre (40 or more houses for a 20-acre example) AND property within the proposed subdivision is intended for resale”.
 - a. Public Comment
 - b. Discussion/ vote
13. Discussion with County Attorney regarding establishment of an “Agricultural 2” zoning district and other matters related there to.
 - a. Public Comment
 - b. Discussion/ vote
14. 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, May 1, 2023

Council Chambers - Oconee County Administrative Complex

Members

Teresa Spicer
Britt Adams
Gary Gaulin
Mike Johnson

David Nix
Frankie Pearson

Mickey Haney

Staff Present

James Coley, Planning Director

1. Call to order – Mr. Pearson called meeting to order at 5:04 PM.
2. Invocation was led by Mr. Nix.
3. Pledge of Allegiance was led by Mr. Adams.
4. Approval of minutes from April 17, 2023 – Mr. Nix made a motion to approve the minutes; second by Mr. Haney. Approved unanimously 7/0
5. Public comment (non-agenda items):
6. Commission member comments:
Mr. Pearson welcomed Mr. Adams and Mr. Haney to the Planning Commission.

Mrs. Spicer thanked Mr. Pat Williams for his time on the planning commission and wished him well.

Mr. Gaulin read an excerpt from the Planning Commission Purpose Statement. SEC.32-4.b “It is the function and duty of the county planning commission to undertake a continuing planning program for the physical, social, and economic growth, development, and redevelopment of the county. The plans and programs must be designed to promote public health, safety, morals, convenience, prosperity, or the general welfare as well as the efficiency and economy of the county.” He also provided an overview for Keep Oconee Beautiful Association (KOBA) and encouraged members to participate in their litter cleanup efforts.

7. Staff comments:
Mr. Coley reminded members of the following:
Friday meeting with County Council and OJRSA
Next Monday at 6PM Agricultural Advisory Board will be having their District 3 meeting at the

Farm Center.

Kim Alexander will be speaking at the next Planning Commission meeting to give her report for the Agricultural Advisory Board.

8. Planning Commission Meeting Time

a. Public Comment: None

b. Discussion / Vote:

Mr. Nix made a motion to move the Planning Commission meeting time to 6:00 PM.

Seconded by Mrs. Spicer. Approved 7/0.

9. Discussion regarding 2023 updates to the Comprehensive Plan.

Mr. Nix made a motion to cover one section per meeting beginning with population and housing. Second by Mr. Gaulin. Approved 6/1.

Mr. Johnson made a motion that the members have covered the population element and have no further discussion. Second by Mrs. Spicer. Approved 7/0.

Mr. Gaulin made a motion that the members have reviewed all of the necessary items in the housing section. Second by Mr. Nix. Approved 7/0.

Mr. Nix made a motion that the commission review section 4 economics, section 5 cultural resources, and section 6 natural resources at the next planning commission meeting. Second by Mr. Pearson. Approved 7/0.

10. Discussion regarding prioritization of Commission goals

a. Public Comment: None

b. Discussion / Vote:

Mr. Johnson made a motion to add AI as item 7 on the list of goals. Second by Mr.

Pearson. Approved 7/0.

11. Affordable Housing

a. Public Comment:

Mr. Tom Markovich voices his opinion regarding affordable housing.

b. Discussion / Vote:

Open discussion amongst the commission regarding affordable housing.

Mr. Gaulin made a motion to ask staff for assistance on defining what affordable or work force housing is in Oconee County and how much inventory is available and how much inventory is required. Second by Mr. Haney. Approved 7/0

12. Mr. Gaulin made a motion to adjourn the meeting. Motion failed 6/1. Mr. Gaulin excused himself from the meeting.

13. Mr. Nix made a motion to allow additional public comment. Second by Mr. Pearson. Approved 6/0.

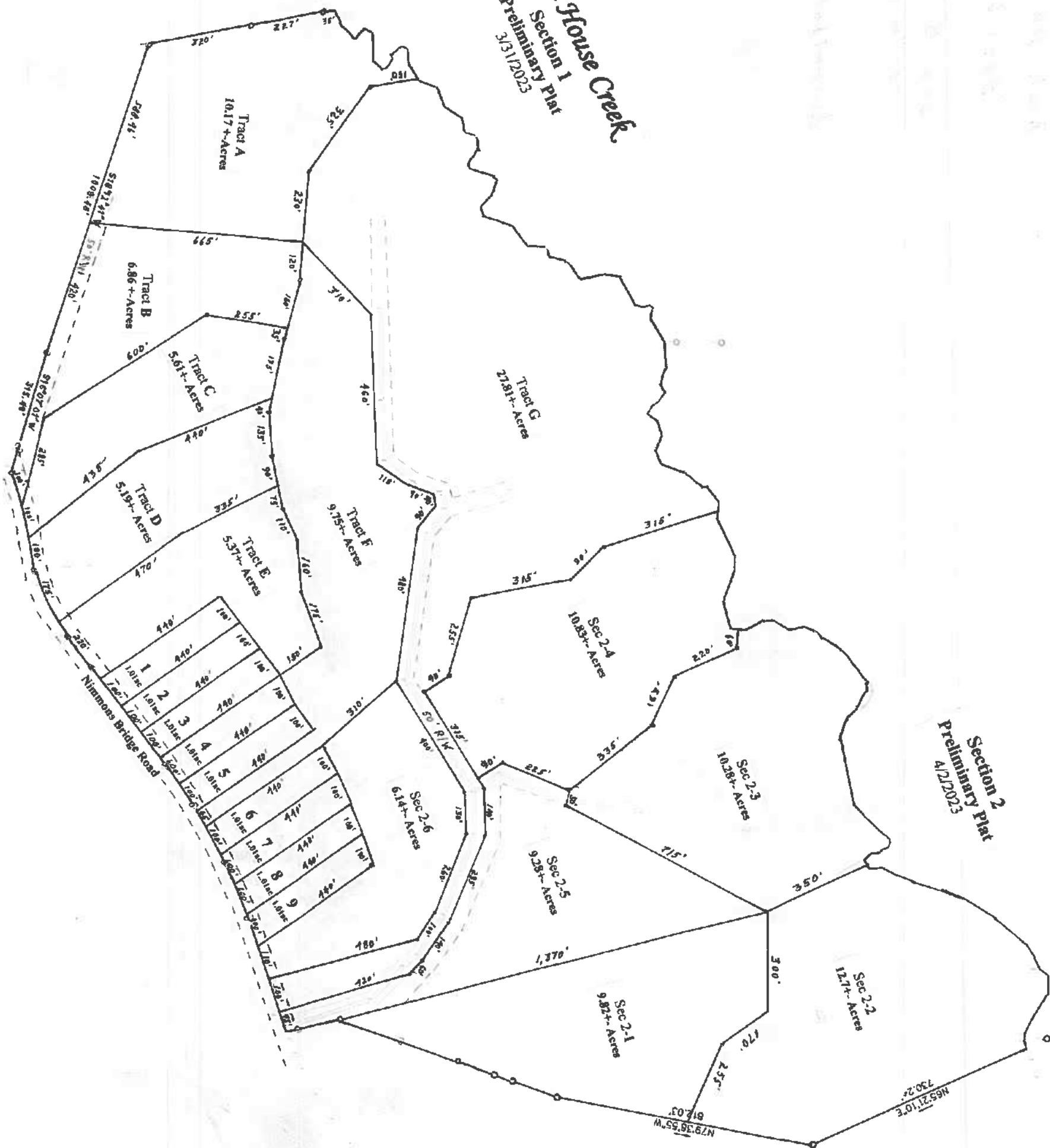
a. Public Comment:

Mr. Dwight Baker expresses his feelings toward the planning department.

14. Adjourn – The meeting was unanimously adjourned at 6:32 PM.

DRAFT

Corn House Creek
Section 1
Preliminary Plat
3/31/2023





**STATEMENT OF
QUALIFICATIONS**

**CHARLES GOJER
&
ASSOCIATES**

**CIVIL AND
STRUCTURAL
ENGINEERS**





FIRM HISTORY

Charles Gojer and Associates, Inc. (CGA) is a professional organization specializing in civil and structural engineering. Within the past 50 years, CGA has served as the engineer-of-record on more than 5,000 new construction and renovation projects in the Southwest, offering a broad range of experience with clients from both public and private sectors. CGA also demonstrates experience and familiarity with various delivery processes, including Design/Bid/Build, CMAR, Design/Build and PPP.



FIRST BAPTIST CHURCH DALLAS

EXPERTISE

STRUCTURAL ENGINEERING

- DESIGN OF LOW-, MID- AND HIGH-RISE BUILDING STRUCTURES
- DESIGN OF SINGLE/MULTIPLE SPAN BRIDGES AND RETAINING WALLS
- DESIGN OF MISCELLANEOUS WATER AND WATER TREATMENT FACILITY STRUCTURES
- DESIGN OF CIVIL/STRUCTURAL HARDSCAPE ELEMENTS
- ANALYSIS AND EVALUATION OF EXISTING STRUCTURES
- VALUE ENGINEERING

CIVIL ENGINEERING

- FEASIBILITY STUDIES
- SITE DEVELOPMENT
- GRADING DESIGN
- PAVING DESIGN
- DESIGN OF UTILITIES
- DRAINAGE AND FLOOD CONTROL
- HYDROLOGY/HYDRAULICS

CGA is a 100% minority owned company, certified as a Disadvantaged/Minority Business Enterprise (DBE/MBE) and (SBE) by the North Central Texas Regional Certification Agency (NCTRCA) and as Historically Underutilized Business (HUB) by the State of Texas.

OUR GOALS

Cultivate a spirit of creativity and innovative thinking among staff. Serve the owner's best interest and deliver optimal value to each project.

Maintain an attitude of maximum responsiveness to both design and construction teams Preserve top-of-mind awareness that foremost responsibility lies in the safety and welfare of the general public



PARKLAND HOSPITAL DALLAS, TEXAS

RELATIVE EXPERIENCE

PARKLAND HOSPITAL – DALLAS TEXAS

The new Hospital is a 17-story, 2,000,000 square feet full services hospital building with over 800 beds, plus imaging, operating rooms, emergency services, patient examination and recovery rooms, roof top helipads, labor and delivery, neo-natal ICU, burn care and associated support. CGA was one of a three firm consulting team for the \$750 million Hospital. The size of the project required extensive and continuous coordination with the full design team. CGA's IT department implemented a data sharing program hosted on CGA's server to enable all three structural firms to work remotely on the same model at the same time.

VETERANS AFFAIRS MEDICAL CENTER– DALLAS TEXAS

Structural design for a one-story addition to building # 2. The addition is approximately 30,119 GSF of new functional space consisting of a 14-bed Acute Mental Health Nursing Unit with support areas. This addition forms the third floor of a previous addition to building # 2 housing a Gero-psychiatry unit. The structural design anticipates future vertical expansion of additional floors. It includes freight, staff and visitors' elevators providing access from the basement to the 1', 2nd and 3rd floors.

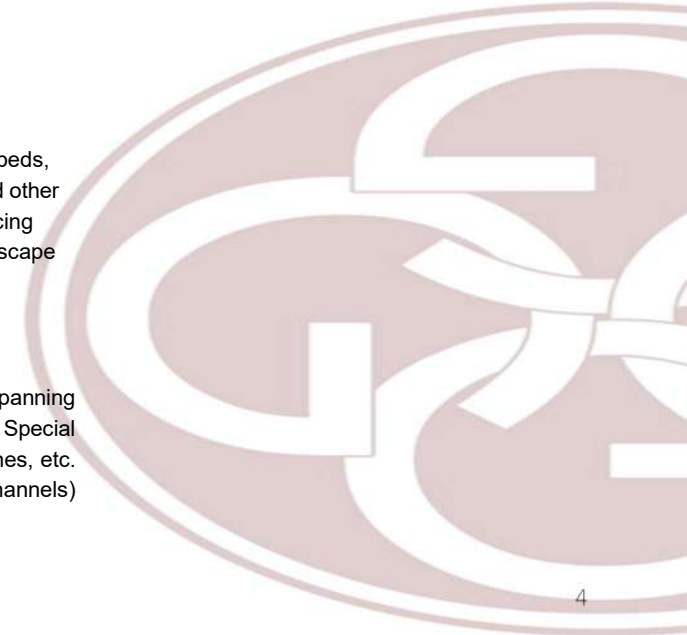
The construction utilized locally available products.

TROPHY HEALTHCARE HIGHPLAINS HOSPITAL – AMARILLO, TEXAS

Civil and structural design of a 75-bed, 65,000 sq. ft. hospital. The facility comprises two parts: a two-story T-shaped wing dedicated to patient beds, and an adjacent one-story wing with administrative offices, doctor's offices, examination rooms, laboratory, meeting rooms, exercise rooms and other typical hospital functions. The facility occupies a 4.2-acre site. The building connects to the two adjacent roadways, with a driveway drop-off facing Wallace Blvd., a service yard area at the rear of the hospital, surface parking for approximately 140 cars plus sidewalks and several other hardscape features

SCOTT & WHITE CLINIC EXPANSION/RENOVATION KILEEN, TEXAS

Civil and structural design of a 26,000 sf addition to the existing facility. The roof framing consisted of roof metal deck over open web joists, spanning about 30 feet in the east-west direction, and supported by steel beams and columns also spanning about 30 feet in the north-south direction. Special framing was required at different locations throughout the roof to provide adequate support for the air conditioning units, skylights, roof hatches, etc. Civil engineering services included site plan, grading plan, drainage plan (including drainage structures, subsurface piping systems and channels) and utility plan. Connections to city mains.



RELATIVE EXPERIENCE – CONT'D.



SNOW & ICE EQUIPMENT FACILITY – DFW INTERNATIONAL AIRPORT

This project is the first phase of the Snow and Ice Removal Equipment Facility project that will provide a storage facility for twenty-five snow and ice fleet vehicles that currently are parked outdoors exposed to the weather. CGA was responsible for the Structural engineering portions of this project at DFW International Airport.

TRINITY RIVER AUTHORITY DENTON CREEK WASTEWATER TREATMENT PLANT EXPANSION

The plant underwent a second expansion to increase its capacity of 2.5 MGD to 5.0 MGD. Provided the structural design of four sequencing batch reactor basins, a blower structure, a sludge holding tank, a sludge pumping station, an outfall re-aeration channel and the effluent filter structure. Addition of a small bridge crane to the existing roof structure, and provisions for larger pump access doors, a larger valve box, and a future monorail lifting structure and Modifications to the influent Lift Station No.2

TEXAS A&M UNIVERSITY PANDEMIC INFLUENZA FACILITY – COLLEGE STATION TEXAS

The Pandemic Influenza Facility is a 151,000 building, that includes space for vaccine manufacturing, quality control labs, sterile storage areas, decontamination rooms and a central utility plant. Designed a structural steel building with a structurally supported Ground Floor Slab system. The building exterior is tilt-up panel walls supported by perimeter grade beams. The Second-Floor system is a composite concrete floor system supported by steel beams and steel columns. Different types of steel bracing are provided to take the wind and other lateral loads in the system

HURST JUSTICE CENTER – HURST TEXAS

Project Manager for the structural design of a new, 4-story 186,000 square foot combined police station and parking facility for the police department of Hurst. The new facility contained offices, courtrooms, interview and detention areas, training spaces, and a fitness area. The project also included a renovation and remodel of the adjacent, existing police facility. Several design options were evaluated with the CMAR and a cast-in-place, post-tensioned beam and slab system with 60 foot clear spans was deemed the most suitable for this site. Special design challenges included parking areas which occurred over interior spaces; Mr. Badaluta's team performed a rigorous vibration analysis and designed a more robust structure where required to prevent transmission of sound and movement from parking cars into the interior space below. He also worked with the CMAR in developing a ground level, concrete slab structure that could both support the shoring loads from the construction of the structure above and would not require extensive excavation that would undermine the foundation of the adjacent, existing structure



RELATIVE EXPERIENCE – CONT'D.

COUNTY ROAD 593 BRIDGE REPLACEMENT - TxDOT

This project replaced 500' of gravel roadway with asphalt. The existing creek crossing consisted of two 10' diameter culverts, which were replaced by a 70' long concrete bridge. The bridge used TxDOT Type "C" prestressed concrete beams. The existing creek had erosion issues and the areas immediately upstream and downstream were armored with 18' diameter riprap and 12" gabion mattresses. A hydraulic analysis of the creek was performed to determine the performance of the new structure.

COUNTY ROAD 638 BRIDGE REPLACEMENT - TxDOT

This project involved the replacement of 800' of asphalt roadway. The existing creek crossing consisted of two 6' diameter culverts, which were replaced by a 50' long concrete bridge. The bridge used TxDOT prestressed concrete slab beams. The existing creek had erosion issues and the areas immediately upstream and downstream were armored with gabion mattresses. A hydraulic analysis of the creek was performed to determine the performance of the new structure. .

GRAHAM BRANCH LIFT STATION – FLOWERMOUND TEXAS

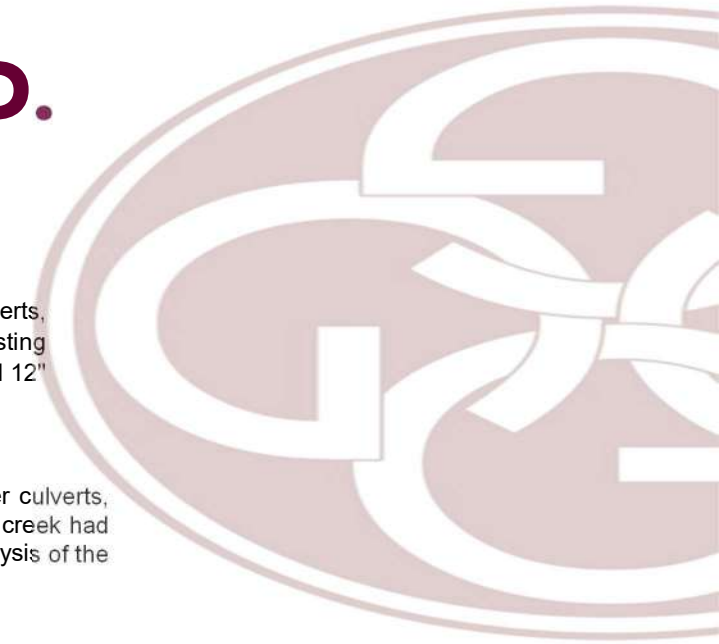
Structural design for a lift station with an emergency generator sized to run five pumps. The wet well structure was 60' deep. Structural engineering services included the design of the lift station structure, the attached valve vault and slab for a precast concrete building..

HAWAIIAN FALLS ADVENTURE PARK BUILDINGS – PFUGERVILLE TEXAS

Project included the design of a new adventure park, with a pre-engineered metal building (PEMB). The amusement part consisted of arcades, waterfalls, dining facilities, etc., which were housed in one large 24,000 sq. ft. Structure.

PLANO COMMUNITY HOMES PHASE I-V – PLANO TEXAS

Supplied the structural engineering design of five three-story buildings with three wings and a total of 130 units each, designed for the elderly and handicapped.



RELATIVE EXPERIENCE – CONT'D.

HALLIBURTON MATORIN FIELD CAMP - VENEZUELA

The Field Camp, surrounded by a security fence, included the following buildings: Vehicle maintenance. Service Center, Bulk Storage, Flammable Storage, Conditioned Storage and Labs/Office Space. Structural design of several clusters of pre-fabricated metal buildings used to house different functions. Structural design of an office building 2-stories high with an area of 4,800 m2 with a loading dock accessible from the north side of the building. Structural design of hardscape features and fence foundations, since the Field Camp is surrounded by a security fence

VETERANS AFFAIRS MEDICAL CENTER- DALLAS TEXAS

Structural design for a one-story addition to building # 2. The addition is approximately 30,119 GSF of new functional space consisting of a 14-bed Acute Mental Health Nursing Unit with support areas. This addition forms the third floor of a previous addition to building # 2 housing a Gero-psychiatry unit. The structural design anticipates future vertical expansion of additional floors. It includes freight, staff and visitors' elevators providing access from the basement to the 1', 2nd and 3rd floors. The construction utilized locally available products.

THE T INTERMODAL TRANSPORTATION CENTER FORT WORTH TEXAS

Structural design of a collection of facilities designed to facilitate the transfer of passengers to and from different modes of transportation. It consisted of a principal structure, the Passenger Services Building, the Amtrak Services Building, the T.H.E. and Amtrak Platforms, the Bus Transfer area, the Kiss and Ride drop off area and the north and South pavilions.

UNIVERSITY OF TEXAS AUSTIN RESEARCH AND EDUCATION CENTER

Project Co-Manager for the structural design of a new 8 story, 2 tower, 448,000 sf engineering research center on the University of Texas campus in Austin, Texas. Due to the research that will be conducted in this new facility, acceptable floor vibrations were considered to be very small. During the schematic design phase, Mr. Badaluta's team performed a vibration study on 5 different structural framing schemes, determined what member sizes would be required for each scheme, and then submitted the results to the CMAR for cost evaluation. The CMAR determined that a concrete pan formed "skip-joint" system would be the most economical.



MEET THE TEAM LEADERS



Charles Gojer, P.E.
FOUNDER/PRINCIPAL



Dan Badaluta, P.E.
Senior Structural Engineer



Ron Wygal
Associate Principal



Hajra Hussain
Structural
Engineer/Associate

CHARLES GOJER, P.E.

FOUNDER/PRINCIPAL



Education:
BACHELOR OF SCIENCE CIVIL ENGINEERING
SOUTHERN METHODIST UNIVERSITY

Registration:

Registered Professional Engineer Texas
#33348, South Carolina 41185, Oklahoma

Years Experience: 55



Project Experience

2002 Dallas Convention Center Expansion - Dallas, TX

This project concerned a 450,000 square foot addition, including exhibit halls, meeting rooms and a parking garage. The main entrance to the Convention Center was completely remodeled and a new entry was created to unify all of the previous building additions. It included the design of a new "feature wall" 50 feet in height with specially designed architectural concrete.

1994 Dallas Convention Center Expansion & Vertiport - Dallas, TX

Structural design of a 500,000 square foot addition of floor space of meeting rooms, exhibit halls, vertiport and truck loading facilities. Exhibit hall floors spanned over three city streets and were designed for a live load of 350 psf

New Parkland Hospital — Dallas, TX

The new Parkland Hospital is a 2,000,000 square foot full service hospital building, with the following facilities: imaging, operating rooms, emergency services, patient examination and recovery rooms, roof top helipads, women and infant special health services, neo-natal ICU, burn care, and associated support. The 17 story structure is constructed primarily of cast-in-place concrete, with several unique features such as a 60 cantilevered section of building supported by deep post-tensioned concrete beams, long span segments over roadways, low vibration floors in imaging and operating areas, and exterior awnings cantilevered up to 30 foot framed with structural steel.

Parkland Hospital Meadows Advanced Imaging Facility - Dallas, TX

Structural engineering for a two-level reinforced concrete structure with a total gross area of about 22,000 square foot designed to support two additional future floors. The facility houses very heavy medical imaging equipment at Ground Level, which is a structurally suspended slab with a crawl space. The Ground Level is partially exposed and partially buried beneath the finished grade of the site, which slopes steeply from front to back. A new partial basement connects the new facility to an existing

University of Texas building by means of a new tunnel. The exterior walls consist of dry wall studs with architectural precast panels



CHARLES GOJER, P.E.

FOUNDER/PRINCIPAL

VA Mental Health Unit Addition -

The project was a 30,119 square foot one-story addition to Building #2, to house a 14-bed Acute Mental Health Nursing Unit with support areas. This addition will form the third floor of an existing addition to building #2, housing a Gero-psychiatry unit. The structure was originally designed with vertical growth capabilities; CGA's structural design anticipated future vertical expansion of additional floors. It included freight, staff and visitor elevators, providing access from the basement to the 1st, 2nd and 3rd floors. The design of the exterior shell was fast tracked in order to award construction of exterior shell as quickly as possible, and construction used locally available products whenever possible.

Wilson N. Jones Hospital - Sherman, TX

This project consisted of a four-story tower and additional one-story building housing patient rooms, offices and labs.

DeHaro-Saldivar Health Center - Dallas, TX

Contributed the design of a one-story 37,000 square foot clinic to house medical offices and labs.

Trinity River Authority Denton Creek WWTP 5.0 MGD Expansion Phase B - Denton, TX

The plant underwent a second expansion to increase its capacity of 2.5 MGD to 5.0 MGD. Provided the structural design of four sequencing batch reactor basins, a blower structure, a sludge holding tank, a sludge pumping station, an outfall re-aeration channel and the effluent filter structure. Addition of a small bridge crane to the existing roof structure, and provisions for larger pump access doors, a larger valve box, and a future monorail lifting structure and Modifications to the influent Lift Station No.2 t

Fire Station #5 — Allen, TX

Contributed structural engineering design of a 9,000 square foot fire station, located at McDermott Street near Custer Road in Allen, TX. It contained living quarters for eight personnel and other support areas, including a kitchen, exercise room, storage, showers, and a paramedic's work area. Completed 2011.

Hurst Justice Center — Hurst, TX

Project Designer for the structural design of a new, 4-story 186,000 square foot combined police station and parking facility for the police department of Hurst. The project also included a renovation and remodel of the adjacent, existing police facility. Several design options were evaluated with the CMAR and a cast-in-place, post-tensioned beam and slab system with 60 foot clear spans was deemed the most suitable for this site. Special design challenges included parking areas which occurred over interior spaces; the team performed a rigorous vibration analysis and designed a more robust structure where required to prevent transmission of sound and movement from parking cars into the interior space below.

City of Allen Central Library and Civic Auditorium - Allen, TX

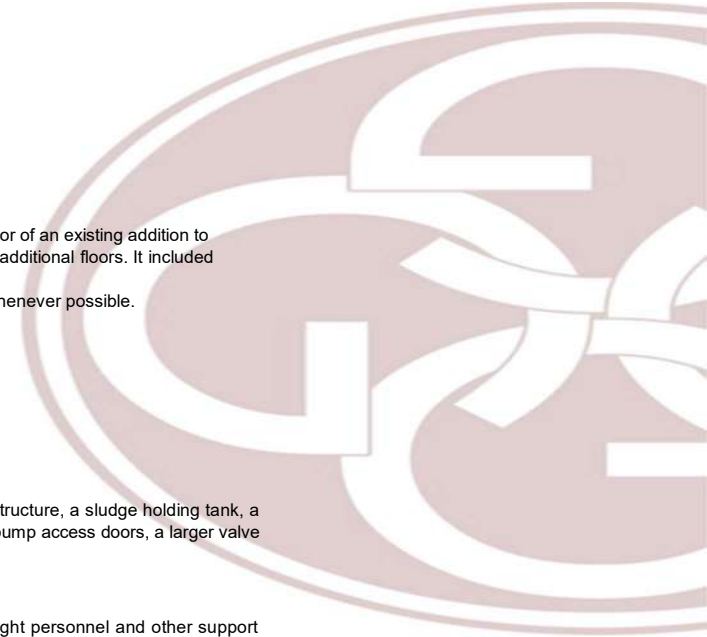
Provided structural design of a two-story, 55,400 square foot structure. The library was an "L" shaped, 49,000 square foot facility consisting of two rectangular blocks connected with the central elliptical lobby area. The Auditorium was a 6,400 square foot rectangular box linked to the main building. TX The floor system of both was composite floor at the second level, metal deck at roof and slab on grade with perimeter grade beams at the first level.

City of Dallas New Animal Shelter - Dallas, TX

Provided the design for a new facility; a one-story 57,000 square foot air conditioned building plus 17,300 square foot covered yard. The shelter, with an estimated construction cost of approximately \$12 million, incorporated as many features as possible to make it a "green and sustainable" facility.

Belo Downtown Park — Dallas, TX

The Belo Park project featured a plaza with a special water fountain in the center of the park, a series of pedestrian walks, benches and pieces of art work. A 10-foot high masonry wall separated the park from the existing building on the east. Murphy Street was abandoned between Main Street and Commerce Street, and the existing R.O.W. was incorporated within the park boundaries. All concrete structures, including the fountain, had to be supported by drilled piers founded in rock. The fountain required the construction of a large underground cistern for water storage (fountain reservoir), as well as an underground pump room. Both of those structures were reinforced concrete. The 10-foot masonry wall consists of reinforced concrete masonry units (CMU) supported by a continuous grade beam on drilled piers and was about 18" wide. All hardscape features, including the pieces of artwork, signs, etc., were supported by drilled piers. It was also necessary to support the light poles with drilled pier foundations..



CHARLES GOJER, P.E.

FOUNDER/PRINCIPAL

Trinity River Bridge Inspection — Dallas, TX.

Inspection of two existing bridges and design of two pedestrian bridges within the Trinity Levee Project in Dallas To perform maintenance operations within the levees, the Flood Control Division must be able to move trucks and other maintenance equipment over the main channel of the Trinity River using the old Sylvan St. and Westmoreland Bridges. The City contracted CGA to inspect the bridges, built many years ago, to determine their present structural condition and if necessary, design any required improvements to continue to use them safely.

Sandy Lake Road and Bridge — Carrollton, TX

Design of a 12-span, four lane divided pre-stressed concrete bridge that crossed the Elm Fork of the Trinity River. The approach slab and first abutment fell in the City of Coppell and the remaining length of the bridge fell in the City of Dallas. The bridge was 1,040 linear feet in length, consisting of 86,320 square feet with 12 spans (10-80' spans and 2-120' spans). There were two horizontal curves designed in the bridge to avoid the destruction of existing baseball diamonds

Pedestrian and Bicycle Bridges at White Rock Lake - Dallas, TX

This project required the structural design of two timber bridges to serve as pedestrian and bicycle bridges, one approximately 150 feet long and the other 30 feet long. The architectural design of the bridges was patterned after the concept of old railroad trestle bridges, with the trestle structures utilizing x-braced timber piles and heavy timber girders, supporting timber beams, railroad ties and timber planking, with an asphalt overlay. The total depth of the super structure was 22 inches to allow enough room below the girders for canoes under the bridge. The abutments were of reinforced concrete supported by driven timber piles.

City of Dallas - Westmoreland Bridge — Retaining Wall Failure

Provided a study and report to determine the reasons for the structural failure of a mechanical stabilized earth (MSE) wall at the Westmoreland Bridge. Mr. Gojer developed construction drawings to correct the causes of the failure and to prevent the failure of three other MSE walls. The project was completed in 2000.

UT-Austin Engineering & Education Research Center — Austin, TX

Project Co-Manager for the structural design of a new 8 story, 2 tower, 448,000 sf engineering research center on the University of Texas campus in Austin, Texas. Due to the research that will be conducted in this new facility, acceptable floor vibrations were considered to be very small. During the schematic design phase, Mr. Gojer's team performed a vibration study on 5 different structural framing schemes, determined what member sizes would be required for each scheme, and then submitted the results to the CMAR for cost evaluation.

UTD Campus Landscape Enhancement — Richardson, TX

Structural engineering design to support landscape enhancements in the area between the Information Center and the north of the Library as well as modifications to the existing median channel along University Parkway. Pump room vaults were necessary to operate the linear pools and circular fountain. This extensive project had a construction cost of \$27 million..

UTA Activities Building Expansion - Arlington, TX

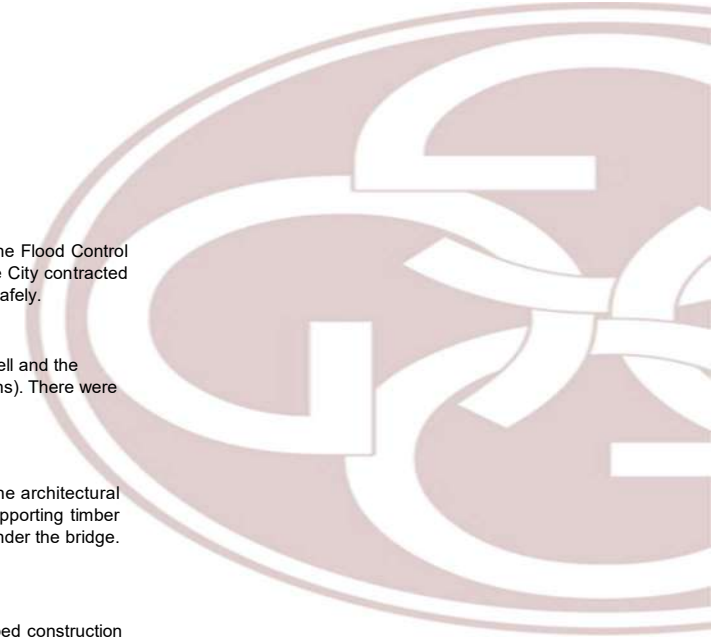
Structural engineering associated with the renovation and expansion of the existing recreation areas, kinesiology area, and auditorium. This included the addition of 81,000 square feet of new construction on two floors to expand the existing recreation area. The addition consisted of a new fitness center, jogging track, group exercise rooms, two new basketball courts, lounges and other facilities.

MSU Student Housing - Wichita Falls, TX

Provided the design of a student housing complex consisting of three different types of apartment buildings, with a total of 330 units and a Club House. The total gross area of construction was 210,000 square feet. The structure consisted of conventional wood framing and brick veneer. Two different types of foundation were used; the foundation of the buildings was designed as post-tensioned slabs-on-grade, and the club house foundation as piers and grade.

Plano Community Homes Phases I thru V- Plano, TX

Supplied the structural engineering design of five three-story buildings with three wings and a total of 130 units each, designed for the elderly and handicapped.



FAIRVIEW TOWN HALL

CHARLES GOJER, P.E.

FOUNDER/PRINCIPAL

Central Utility Plant Improvements - DFW Airport, TX

Provided the analysis and design for an addition of the DFW-CUP. It included the design of a 3-foot-thick reinforced concrete tank foundation on piers to support a 140-foot diameter by 52-foot-high thermal storage tank. It also included the development of a tie-back cantilever pier wall design to create a basement in a very confined space. Also contributed the design of a floor system to support loads in excess of 300 psf. The project also required the design of a new 14,000 square foot office building addition on the south side of the airport and composite deck design with a steel joist roof and various transfer beams to accommodate the architectural design. The design of a 13,000 square foot extension to the utility plant on the north side to accommodate the new utility requirements for the airport was also included.

The T Intermodal Transportation Center Ft. Worth, TX

Structural design of a collection of facilities designed to facilitate the transfer of passengers to and from different modes of transportation. It consisted of a principal structure, the Passenger Services Building, the Amtrak Services Building, the THE and Amtrak Platforms, the Bus Transfer area, the Kiss and Ride drop off area and the north and South pavilions.

UTA Maverick Activities Building - Arlington, TX

Provided the structural design of 81,000 square feet of new construction in two floors. The expansion housed a new fitness center, jogging track, group exercise rooms, two new basketball courts, lounges and other facilities. The project included design of a new entrance facing W. Nedderman Drive, as well as extensive modifications of the site along that side of the existing building and renovation of certain areas of the building.

Texas A&M University Pandemic Influenza Facility — College Station, TX

The Pandemic Influenza Facility is a 151,000 building, that includes space for vaccine manufacturing, quality control labs, sterile storage areas, decontamination rooms and a central utility plant. Designed a structural steel building with a structurally supported Ground Floor Slab system. The building exterior is tilt-up panel walls supported by perimeter grade beams. The Second-Floor system is a composite concrete floor system supported by steel beams and steel columns. Different types of steel bracing are provided to take the wind and other lateral loads in the system.

DCCCD Richland College Planetarium Reuse — Dallas, TX

Structural Engineering for the remodeling of the existing Planetarium and other areas of the Pecos Building at Richland College. Within the space of the Planetarium, the existing stepped concrete floor was demolished, and a new floor was cast, level with the elevation of the building's corridor. An outdoor concrete platform, accessed by new steps as well as by a handicap ramp, was built along the exterior of the north wall of the Planetarium.

American Airlines Center Parking Garage - Dallas, TX

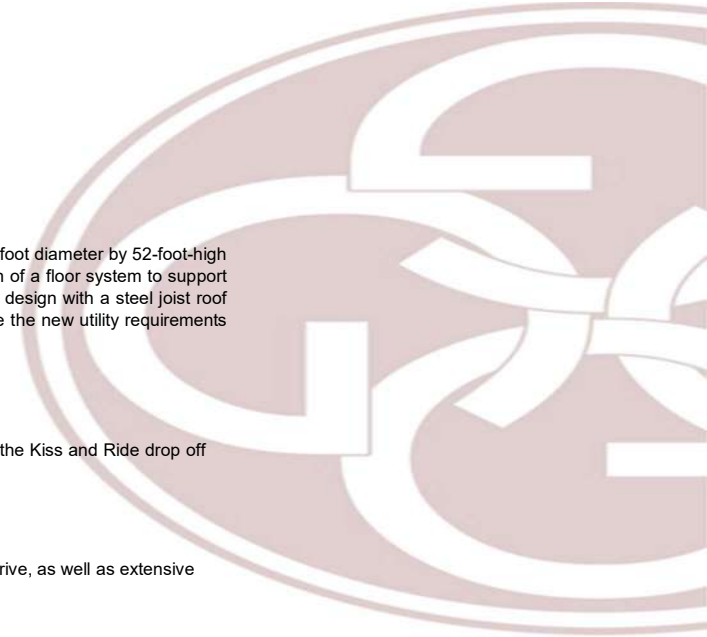
Provided the structural design of an eight-story post-tensioned parking structure with capacity for 2,100 vehicles.

UTSW Medical Center Biotechnology Development Complex Phase I — Dallas, TX

Structural engineering services for a complex group of three buildings, all facing a circular drive with a landscaped island in the middle. Phase I of the complex was a three-story research building, 100,000 square feet in area. The building provides space for offices and medical laboratories, with the customary support areas. There is a mechanical room in the back of the building and a mechanical penthouse for the air handlers at Roof level. The building's exterior facade includes a three-story high circular curtain wall in the front, a metal clad three-story wall in the back and precast wall panels on the sides.

Hawaiian Falls Adventure Park Buildings — Pflugerville, TX

Project included the design of a new adventure park, with a pre-engineered metal building (PEMB). The amusement part consisted of arcades, waterfalls, dining facilities, etc., which were housed in one large 24,000 sq. ft. Structure.



DAN BADALUTA, P.E.

SENIOR STRUCTURAL ENGINEER



Education:

**Bachelor of Science Civil Engineering IPTVT
Timisoara, Romania**

Registration:

Registered Professional Engineer Texas #33348

Years Experience: 30

Years with CGA 25

Texas A&M University Pandemic Influenza Facility — College Station, TX

PIF is a \$285 M project designed to help us prepare for and respond to biological and pandemic threats under the umbrella of the US department of Health and Human Resources. The Pandemic Influenza Facility a 151,000 building. It includes space for vaccine manufacturing, quality control labs, sterile storage areas, decontamination rooms and a central utility plant. Designed a structural steel building with a structurally supported Ground Floor Slab system. The building exterior is tilt-up panel walls supported by perimeter grade beams. The Second-Floor system is a composite concrete floor system supported by steel beams and steel columns. Different types of steel bracing are provided to take the wind and other lateral loads in the system.

Dallas County Records Building Renovation and Expansion — Dallas, TX

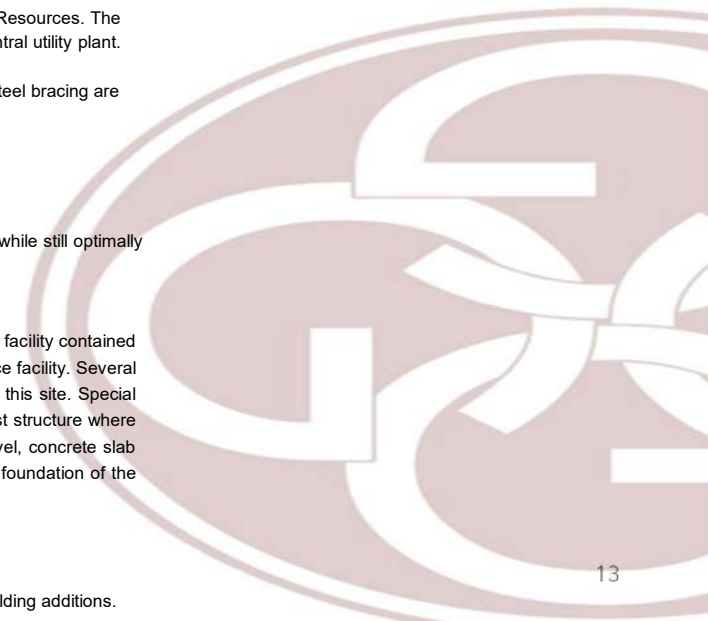
A complex remodeling and expansion of three adjacent multistory historic buildings, constructed in 1913, 1927 and 1955 and located in downtown Dallas. The architectural concept employs major interior structural remodeling, including full story demolition and reconstruction. The final result is one interconnected building complex that preserves the historical characteristics of the original buildings on the exterior, while still optimally functional by current standards on the inside. The new buildings has also an additional story with a partial green roof.

Hurst Justice Center — Hurst, TX

Project Manager for the structural design of a new, 4-story 186,000 square foot combined police station and parking facility for the police department of Hurst. The new facility contained offices, courtrooms, interview and detention areas, training spaces, and a fitness area. The project also included a renovation and remodel of the adjacent, existing police facility. Several design options were evaluated with the CMAR and a cast-in-place, post-tensioned beam and slab system with 60-foot clear spans was deemed the most suitable for this site. Special design challenges included parking areas which occurred over interior spaces; Mr. Badaluta's team performed a rigorous vibration analysis and designed a more robust structure where required to prevent transmission of sound and movement from parking cars into the interior space below. He also worked with the CMAR in developing a ground level, concrete slab structure that could both support the shoring loads from the construction of the structure above and would not require extensive excavation that would undermine the foundation of the adjacent, existing structure

2002 Dallas Convention Center Expansion - Dallas, TX

Worked in the structural design of a 450,000 square foot addition, which included exhibit halls, meeting rooms and a parking garage. Also provided design for the main entrance and a new "feature wall" 50 feet in height which was completely remodeled and created to unify all of the previous building additions.



DAN BADALUTA, P.E.

SENIOR STRUCTURAL ENGINEER

Mill Creek Peaks Branch Drainage — Dallas, TX

Structural engineering for tunnel drop shaft and intake structures which were located in East Peak Branch near Fair Park, Peaks Branch at 1-30 near Hill Street, Peaks Branch at Buckner Park near Crockett Park, and Mill Creek near San Jacinto Street. The project also entailed the design of tunnel outfall structures.

Trinity River Authority Denton Creek WWTP 5.0 MGD Expansion Phase B - Denton, TX

The plant underwent a second expansion to increase its capacity of 2.5 MGD to 5.0 MGD. CGA created the structural design of four sequencing batch reactor basins, a blower structure, a sludge holding tank, a sludge pumping station, an outfall re-aeration channel and the effluent filter structure. Also made structural modifications to the UV Disinfection and Influent Pump Station.

Texas River Authority Denton Creek WWTP 11.5 MGD Expansion —Roanoke, TX

Provided structural design services for the following: a new influent wastewater screen structure; the new raw wastewater Lift Station No.3 dry pit pump station structure and enclosure; new grit removal unit and flow division box structure; new circular final clarifiers Nos. 1 and 2 structures to replace converted final clarifiers; new aeration basins No. 3 structure with denitrification capability for energy efficiency; a new blower building and slab; a new final clarifier No.3 structure; a new return activated sludge/waste activated sludge Pump Station No.2 structure; new effluent cloth media filters (3); new ultraviolet (UV) disinfection structure No. 2 with flow splitting to UV disinfection structure No. 1; a new plant water pump station and effluent metering structure; a new sludge holding tank No. 3 structure with blowers and pumps; and a new maintenance building.

City of Dallas Bachman Water Treatment Plant - Low Service Pump Station

Provided the structural design of an underground pump station to improve its hydraulic characteristics and maximize the output of the plant. The lowest level was located 50' below the ground surface. The reinforced structure was designed for hydrostatic pressure and was tied down to the shale with straight swift piers to resist buoyancy. The structure had a 9,300 square foot footprint, consisting of a basement, pump level, crane level, and mezzanine levels.

DISD Adelfa Callejo Elementary School — Dallas, TX

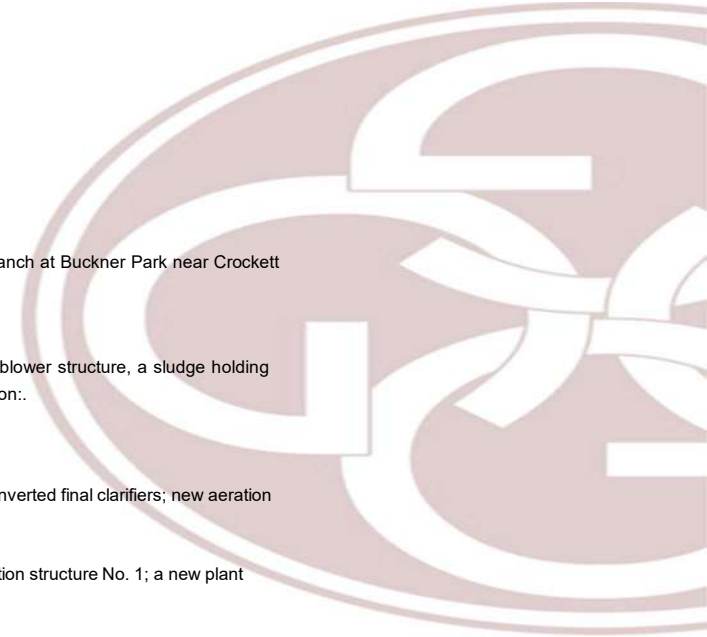
Structural design of a new 90,000 square foot elementary school with a construction budget of \$15,480,400. The first floor of the school is a suspended structural slab with crawl space. CGA provided structural engineering design, construction documents and responded to all RFIs from the contractor through the construction administration phase.

The Woodlands Prep School Addition — The Woodlands, TX

The project consists of a one-story building, with a total area of 42,000 square feet that is being redesigned to include a new auditorium and two mezzanines. The structural modifications affected both the foundation and the building. The raised and sloped Auditorium seating area was designed as a slab on grade system. The roof framing consisted of roof metal deck supported by open web steel joists and supported by exterior load bearing CMU walls along the perimeter of the building.

UT Austin Engineering Education & Research Center — Austin, TX

Project Co-Manager for the structural design of a new 8 story, 2 tower, 448,000 sf engineering research center on the University of Texas campus in Austin, Texas. Due to the research that will be conducted in this new facility, acceptable floor vibrations were considered to be very small. During the schematic design phase, Mr. Badaluta's team performed a vibration study on 5 different structural framing schemes, determined what member sizes would be required for each scheme, and then submitted the results to the CMAR for cost evaluation. The CMAR determined that a concrete pan formed "skip-joist" system would be the most economical.



RON WYGAL

ASSOCIATE PRINCIPAL



Ron Wygal's thirty-year tenure includes Civil engineering design, construction management and general construction. He has been involved with many facets of construction including Highrise, Retail, Medical, Commercial and Office projects. He serves as the company's visionary, business development and expansion into the East coast. Mr. Wygal's construction/design experience include the states of Texas, California, Colorado, North Carolina, South Carolina, Florida, and Mexico.



New Office Building West Fraser Lumber – North Carolina

Design Build Project in Columbus County North Carolina. Was ultimately responsible for the Planning/Permit and Construction. Demolition/Abatement of existing 20K square foot structure, New Office Building, Site Parking, Truck Weigh Station, and Guard House. Project included re-routing of existing Water Main to eliminate the need of existing Pump Storage Tank and enhanced existing Fire protection. Subcontractor negotiation for all components of construction including franchise utilities. Mr. Wygal oversaw all Architectural and Engineering Design and provided Civil Engineering design services for the project.

Indoor Sports Facility Lewisville Texas

Civil Engineering Design of a 3.61-acre Site to include, Drainage, Grading, Paving and Utility design. Owners Representative responsible for Planning/Permitting and Construction.

DISD Emmett Conrad MD High School

Civil and structural design of a 3-story building with an approximate gross area of 325,000 square feet. In addition to classrooms, it houses a media center, library, gymnasium, kitchen, dining room, theater, mechanical rooms, offices and conference rooms. Civil engineering services included demolition plan for existing structures and utilities, site dimension control, paving layout and design, grading and drainage design, sanitary sewer design, and domestic service and fire water design. Coordinated with DISD, City of Dallas and Dallas Parks and Recreation **\$ 32.M**

DeHaro-Saldivar Health Center - Dallas, TX

Site Design to new Medical Facility one-story 37,000 square foot clinic to house medical offices and labs.

Sandy Lake Road and Bridge — Carrollton, TX

Design of a 12-span, four lane divided pre-stressed concrete bridge that crossed the Elm Fork of the Trinity River. The approach slab and first abutment fell in the City of Coppell and the remaining length of the bridge fell in the City of Dallas. The bridge was 1,040 linear feet in length, consisting of 86,320 square feet with 12 spans (10-80' spans and 2-120' spans). There were two horizontal curves designed in the bridge to avoid the destruction of existing baseball diamonds

City of Dallas - Westmoreland Bridge — Retaining Wall Failure

Provided a study and report to determine the reasons for the structural failure of a mechanical stabilized earth (MSE) wall at the Westmoreland Bridge. Mr. Gojer developed construction drawings to correct the causes of the failure and to prevent the failure of three other MSE walls. The project was completed in 2000.

RON WYGAL

ASSOCIATE PRINCIPAL

Frost Tower – Fort Worth Texas

Construction of a new a 25 story Office Building in Downtown Fort Worth. Served as a subcontractor to Balfour Beatty to install Misc. Metal/Fall Protection and Embeds. Fall Protection included Anchor Systems, Fall Safety Lines, Davits and Monorail Systems,

Third and Shoal Office Building – Austin Texas

Construction of a new a 32 story Office Building in Downtown Austin. Served as a subcontractor to DPR to install Misc. Metal/Fall Protection and Embeds. Fall Protection included Anchor Systems, Fall Safety Lines, Davits and Monorail Systems on Levels 12, 14, 16. Anchoring Devices were installed along Levels 21, 25, 29 and 32.

21st & Welton Mixed Use Denver, Colorado

18-story, cast-in-place facility was constructed at the entrance to the rapidly expanding Welton corridor on a very complex (and tight) jobsite that spanned 1.57 acres and over 486,000 ground square feet (including the 142,000-square-foot above-grade parking garage that makes up the first four levels of the building). Served as a subcontractor to Weitz Construction, responsible for Misc. Metals, Embeds, Fall Protection. Anchoring Systems, Davits

Childrens Medical Hospital Colorado Springs, Colorado

Six Story new construction, 31 emergency rooms, 110 beds, along with neonatal and pediatric intensive care room. Served as a subcontractor to GE Johnson, responsible for Misc. Metals, Embeds, Fall Protection. Anchoring Systems, Davits (Weld-On)

Baylor Hospital Medical Office Building Grapevine Texas

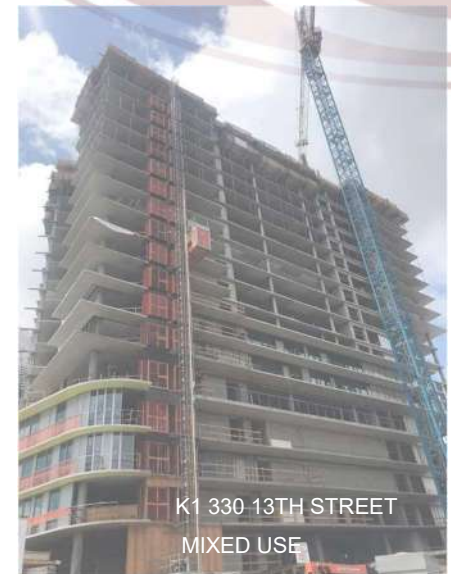
Served as General Contractor for Structural Steel Improvements, Fall Protection Systems and Exterior Enhancements. Installed additional Steel Members to allow for increased Loads to support newly installed Fall Protection permanent Devices (Davits & Anchors) Removed portions of Concrete Deck (Roof) to access existing structure installed additional Members (Bolt On) and Fall Safety Devices, poured in new Lightweight Concrete to repair Deck. Repaired existing Built-Up Roof as needed. Installed new Access Doors throughout the Façade at Column locations Mr. Wygal was responsible for both Construction and Structural Engineering.

6060 North Central Expressway Dallas, Texas

Served as General Contractor for Structural Steel Improvements and Fall Protection Systems. Installed additional Steel Members to allow for increased Loads to support newly installed Fall Protection permanent Devices (Davits & Anchors) Removed portions of Concrete Deck (Roof) to access existing structure installed additional Members (Bolt On) and Fall Safety Devices, poured in new Lightweight Concrete to repair Deck. Mr. Wygal was responsible for both Construction and Structural Engineering.

K1 330 13TH STREET Mixed use development San Diego, California

30 13th Street project is a new 23-story mixed-use residential high-rise tower in downtown San Diego. The new “retro-modern” Type I apartment complex contains 222 apartment units. Served as a subcontractor to Level 10 Construction, responsible for Misc. Metals, Embeds, Fall Protection. Anchoring Systems, Davits. Monorail Systems on Levels 11, 13 and 17.



HAJRA HUSSAIN

SENIOR STRUCTURAL ENGINEER/ASSOCIATE



Education:

**Bachelor of Science Civil Engineering N.E.D.
University of Eng. & Technology, Pakistan 1989**

Years Experience: 28

Years with CGA: 20

Dallas Black Dance Theater – Dallas, TX

The building, the former Moorland YMCA, was completely gutted and underwent renovation.

Dallas Aquarium at Fair Park – Dallas, TX

Structural engineering for improvements to the existing building. The Aquarium underwent renovations to become an interactive children's aquarium.

Hobby Airport Pedestrian Bridge – Houston, TX

Design of Pedestrian Bridge to connect the new parking garage at the William P. Hobby Airport to the existing Terminal Building.

Greyhound Terminal Renovation – Fort Worth, TX

Provided the structural engineering to adapt the space.

Living Word Fellowship Church – Houston, TX

Design of a one-story addition to the existing Living Word Fellowship Church, including a new sanctuary and a new lobby, plus administration and children's education areas.

University of Texas Arlington Maverick Activities Center Expansion/Renovation – Arlington, TX

Structural engineering services for the renovation and expansion of the existing recreation areas. It housed a new fitness center, jogging track, group exercise rooms, two new basketball courts, lounges and other facilities.

Seagoville N. Elementary School – Dallas, TX

Provided structural engineering services as part of DISD Bond Package 71.

These services included the design of a new, two story, 90,000 square foot elementary school



EMMETT CONRAD HIGH SCHOOL



HAJRA HUSSAIN

SENIOR STRUCTURAL ENGINEER/ASSOCIATE

DISD Kennedy Curry Middle School

The Middle School was renovated, and a new addition constructed.

FWISD Farrington Field, Wilkerson-Greines Activity Center, Clark Stadium and Field House

Addition of elevators and ramps to bring the facilities into ADA compliance, renovation of the entrances to make the facility more attractive.

Fort Worth ISD Jean McLung Middle School

Structural engineering design of a new school, a 162,000 sf building with a total construction cost of 33.9 M located at Haynie and Craig Streets in Fort Worth.

DISD Emmett Conrad MD High School

Civil and structural design of a 3-story building with an approximate gross area of 325,000 square feet. In addition to classrooms it houses a media center, library, gymnasium, kitchen, dining room, theater, mechanical rooms, offices and conference rooms. Civil engineering services included demolition plan for existing structures and utilities, site dimension control, paving layout and design, grading and drainage design, sanitary sewer design, and domestic service and fire water design. **\$ 32.M**

Rosemont Elementary School

Civil and structural engineering design of a new, 90,000 sf. elementary school in South Dallas. One-story structure in the western half and a 2-story classroom wing in the eastern half, to take advantage of the site sloping. \$ 10.5

Billy Dade Middle School

Structural design of a one level Classroom Wing, concrete wide pan joists. Building has a crawl space and steel roof. It is a moment frame. 1 Level High Volume Steel framed Building for Gym, Auxiliary Gym, Auditorium and Cafeteria. 1 Level Low Volume steel frame for Locker-rooms and support areas. Foundation is a suspended 12" thick two way slab over a crawlspace. Building is braced with steel braces. Total area 206,000 sf, \$36M

DISD Adelfa Callejo Elementary School

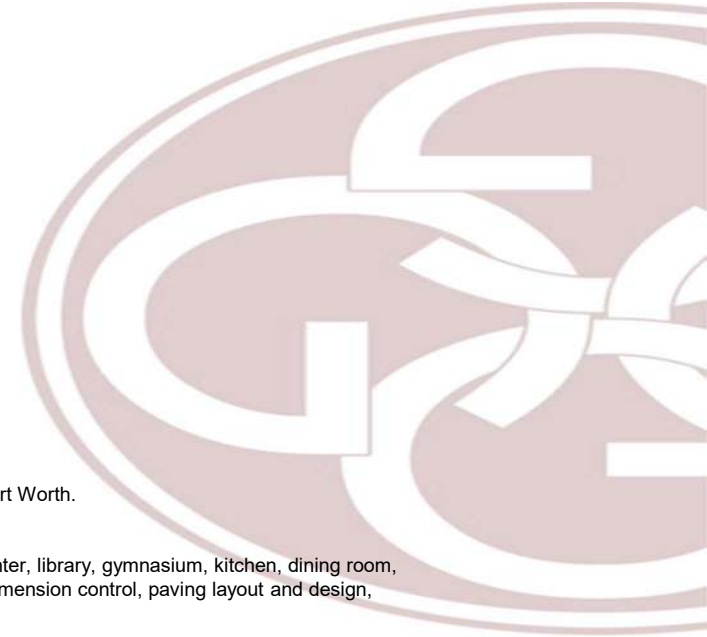
Structural design of a new elementary school, approximately 90,000 sf in area and a construction cost budget of \$15,480,400. The first floor of the building was designed as a suspended structural slab with a crawl space.

DISD Ebby Halliday

Structural design of a new elementary school, located on Teagarden Road between St. Augustine and Haymarket Roads in East Dallas. One-story facility, approximately 90,000 sf in area, with a construction cost limitation of \$ 15,480,000.

DISD BP 71 - Seagoville North Elementary School

Structural design of a new elementary school, approximately 90,000 sf in area with two levels. The first floor of the building was designed as a suspended structural slab with a crawl space. Estimated construction cost of this new facility was \$15.5 M.



HAJRA HUSSAIN

SENIOR STRUCTURAL ENGINEER/ASSOCIATE

Plano Community Homes Phases I and II - Plano, TX

Consisted of two three-story complexes adjacent and attached to each other with a total of 130 units of apartments for the elderly. These were remodeled in 2008, and the complex is now known as East Campus. Among other features, the remodeling added a second story to the community Center.

Plano Community Homes Phases III, IV and V - Plano, TX

Consisted of three separate three-story complexes adjacent with a total of 169 units of apartments for the elderly. CGA provided civil and structural engineering .

Fowler Christian Apartments - Dallas, TX

Structural engineering design of a three-story building with two wings comprising a total of 144 units designed for the elderly and handicapped.

Shoreview Housing for the Elderly - Dallas, TX

This project comprised 3 buildings with a total of 123 units with a mix of one and two-bedroom apartments and connecting links between the buildings.

Pioneer Place Senior Housing Phase I – Plano, TX

CGA provided civil and structural engineering design for a three story building of approximately 48,500 square feet. The new facility was located between 20th and 22nd Streets, on the east side of Avenue K in Plano, TX. The site was 1.43 acres, and CGA's services included adding a fire lane and 61 parking spaces.

Pioneer Place Senior Housing- Phase II - Plano, TX

The site of the facility's second phase was 1.99 acres, and was to include a 61,450 square foot three-story building. The building was to be multi-residential and was connected to a one-story building, which served as an administrative and activity center. This phase housed 73 living units, with 58 parking spaces. The project's construction cost was \$4.9 million. CGA provided civil and structural engineering services. Civil services included a dimension control plan, demolition plan, paving plan, drainage area map, grading plan, erosion control plan, and water and sanitary sewer plans.

Pioneer Place Senior Housing- Phase III-Plano, TX

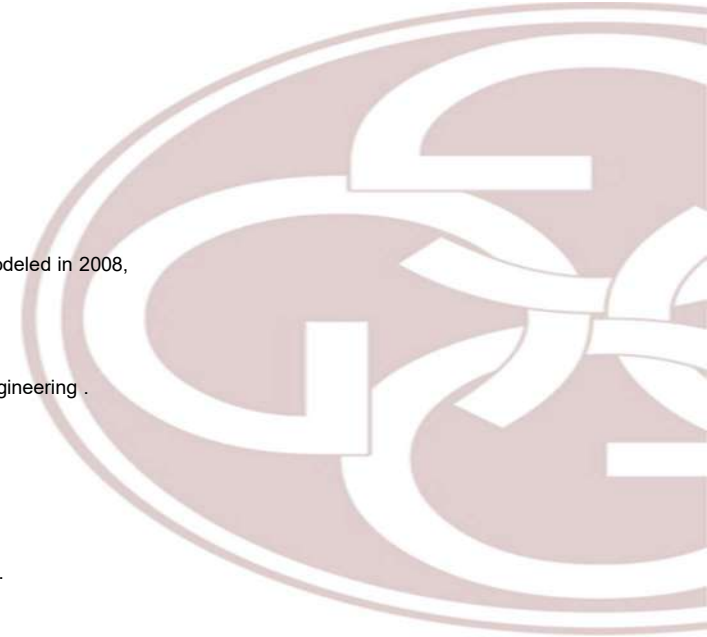
Adjacent to Phases I and II, Phase III was located on 4.08 acres and was a three-story building, housing 61 apartment units. CGA provided civil and structural engineering services for the new 48,900 square foot building. Civil engineering services included the design of 76 parking spaces and the accompanying fire lane.

DHA Roseland Homes Elderly Housing Project - Dallas, TX -

Design of a 4-story structure with a typical footprint of 28,000 sf, for a total floor space of 112,000 sf.

Means Activity Center at Fowler Christian Apartments - Dallas, TX

Structural engineering design for the rehabilitation of the existing gymnasium, converting it into a Central Dining and Activities Area.



CONTACT INFORMATION

TEXAS

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Goal 7.1. Provide adequate, safe, and efficient infrastructure to support current and projected needs.			
Objective 7.1.1. Work to guarantee adequate water distribution systems for present and future			
<u>Strategy 7.1.1.1.</u> Work to facilitate the establishment of a partnership with water providers aimed at expanding service into underserved unincorporated areas of the County and to encourage service providers to share	<ul style="list-style-type: none"> Oconee County Municipalities Other Water Providers 	Annually	
<u>Strategy 7.1.1.2.</u> Partner with municipalities and other providers to inventory the current condition of their water infrastructure systems to determine ability to accommodate future growth.	<ul style="list-style-type: none"> Oconee County Municipalities Other Water Providers 	Annually	
<u>Strategy 7.1.1.3.</u> Partner with adjacent jurisdictions on comprehensive water studies detailing availability from all sources and usages/outflows.	<ul style="list-style-type: none"> Oconee County Adjacent Jurisdictions 	2023	
Objective 7.1.2. Improve and expand wastewater treatment within Oconee County.			
<u>Strategy 7.1.2.2.</u> Work with neighboring jurisdictions when possible to establish regional efforts to expand sewer service into prime commercial and industrial locations.	<ul style="list-style-type: none"> Oconee County Neighboring Jurisdictions 	Annually	
<u>Strategy 7.1.2.3.</u> Partner with municipalities and the Joint Regional Sewer Authority to coordinate efforts to provide sewer throughout high growth corridors.	<ul style="list-style-type: none"> Oconee County Municipalities OJRSA Other Sewer Providers 	Annually	
<u>Strategy 7.1.2.4.</u> Establish partnerships with regional, state, and federal agencies to seek and secure funding for wastewater treatment facility upgrade and expansion needs.	<ul style="list-style-type: none"> Oconee County OJRSA Other Sewer Providers Relevant Regional, State and 	Annually	
Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Objective 7.1.3. Implement the goals, objectives, and implementation strategies of the Community			
<u>Strategy 7.1.3.2.</u> Regularly update and utilize the County Capital Improvements Plan to systematically construct and upgrade facilities identified in the Community Facilities Plan.	<ul style="list-style-type: none"> Oconee County 	Annually	
<u>Strategy 7.1.3.3.</u> Seek alternative funding sources to taxpayer financing of projects such as private partnerships and user-based fees.	<ul style="list-style-type: none"> Oconee County 	Annually	
Goal 7.2. Manage community facilities, infrastructure, and public resources in a manner that ensures both current residents			
Objective 7.2.1. Seek local, state, federal, and community funding support in efforts to expand and			
<u>Strategy 7.2.1.1.</u> Continue to support and enhance advanced job training and work readiness of residents through state-of-the-art training centers.	<ul style="list-style-type: none"> Oconee County SDOC TCTC 	Annually	
<u>Strategy 7.2.1.4.</u> Continue cooperative efforts with the School District that optimize resources and result in savings for both.	<ul style="list-style-type: none"> Oconee County SDOC 	Annually	
Objective 7.2.2. Upgrade solid waste facilities to improve services and allow for needed upgrades and			

Strategy 7.2.2.1. Work to reduce the volume of solid waste through increased recycling and composting.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2023	
Goals/Objectives/Strategies	Accountable Agencies	for Evaluation	Completed
Objective 7.2.3. Regularly review public safety needs and enhance facilities as required and needed.			
Strategy 7.2.3.1. Review and upgrade existing emergency facilities plans on a regular basis, implementing established goals in a systematic manner.	<ul style="list-style-type: none"> • Oconee County • Emergency Services Commission 	Annually	
Strategy 7.2.3.2. Provide local public safety agencies appropriate assistance in obtaining funding to expand and upgrade operations.	<ul style="list-style-type: none"> • Oconee County • Emergency Services Commission 	Annually	
Strategy 7.2.3.3. Partner with private entities in the development of emergency satellite facilities and specialized response equipment.	<ul style="list-style-type: none"> • Oconee County • Emergency Services Commission 	Annually	
Strategy 7.2.3.4. Continue to conduct regular updates to the County Disaster Preparedness Plan.	<ul style="list-style-type: none"> • Oconee County • Other Relevant Local Agencies 	Annually	
Strategy 7.2.3.5. Work closely with local energy and utility providers and emergency management agencies to ensure coordination in the event of major natural or man-made events.	<ul style="list-style-type: none"> • Oconee County • Emergency Services Commission • Energy Providers 	Annually	
Strategy 7.2.3.6. Work with communications providers to ensure optimum communications access and speed for emergency services, local governments, businesses, residents, and visitors.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Communications Providers 	Annually	
Strategy 7.2.3.7. Communicate frequently with citizens of County about emergency plans.	<ul style="list-style-type: none"> • Oconee County 	On-Going	
Objective 7.2.4. Ensure access to quality and timely health care for all residents and visitors.			
Strategy 7.2.4.1. Review and upgrade County-owned medical and other healthcare facilities as needed.	<ul style="list-style-type: none"> • Oconee County 	On-Going	
Strategy 7.2.4.2. Continue to explore ways to increase the efficiency of emergency medical services throughout the County.	<ul style="list-style-type: none"> • Oconee County • Emergency Services Commission • Oconee EMS 	On-Going	
Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Objective 7.2.5. Strengthen coordination among the County, municipalities, neighboring counties, regional			
Strategy 7.2.5.1. Continue coordination with municipalities, neighboring jurisdictions and the State on matters relating to public safety, homeland security, emergency preparedness, and other matters of regional or statewide importance.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Neighboring Jurisdictions • State Agencies 	On-Going	

Strategy 7.2.5.2. Continue coordination of the provision of water, sewer, and electricity with municipalities and other public and private providers.	<ul style="list-style-type: none"> Oconee County Municipal Utility Providers Public & Private Utilities 	On-Going	
Strategy 7.2.5.3. Continue coordination with public and private organizations for the provision of services, programs, and facilities such as those for the elderly, for recreation, and for transportation.	<ul style="list-style-type: none"> Oconee County Municipalities Other Public and Private Organizations 	On-Going	
Objective 7.2.6. Ensure access to quality, lifelong educational opportunities for all residents.			
Strategy 7.2.6.1. Reduce the high school dropout rate.	<ul style="list-style-type: none"> SDOC SC Dept. of Education SC Dept. of Social Services 	Annually	
Goal 8.1. Support and Protect the Agricultural Industry in Oconee County.			
Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Strategy 8.1.1.6. Seek grants and take advantage of state and federal programs to assist with the purchase of development rights and agricultural easements on prime agricultural land.	<ul style="list-style-type: none"> Oconee County Oconee County Cooperative Extension Service Oconee County Chamber of 	2023	
Strategy 8.1.1.8. Work with the state Real Estate Licensing commission to add an "Agricultural Disclosure Act" to ensure that potential home/land/business purchasers are made aware that agricultural activity is occurring on land	<ul style="list-style-type: none"> Oconee County State Real Estate Licensing Commission 	2023	
Strategy 8.1.1.9. Activate vacant and underutilized County owned property to facilitate a program that invites entrepreneurs, non-profits, residents, and other groups to begin entry-level agricultural businesses, community	<ul style="list-style-type: none"> Oconee County NGO Not-for-Profit organizations CCF 	2023	
Strategy 8.1.1.10. Create a staff position of Agricultural communication and coordination to coordinate and communicate with farmers, foresters, local governments, agricultural groups, and the public on agricultural and	<ul style="list-style-type: none"> Oconee County 	2023	
Objective 8.1.2. Enhance agricultural operations and opportunities.			
Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Strategy 8.1.2.4. Promote the establishment of new farm enterprises through support of training for interested persons.	<ul style="list-style-type: none"> Oconee County Oconee County Cooperative Extension Service 	2023	
Strategy 8.1.2.7. Promote farm stands and farmers markets in rural and urban areas and local food hub(s) with adjoining counties	<ul style="list-style-type: none"> Oconee County Oconee County Cooperative Extension Service FARM Center 	2023	
Strategy 8.1.2.9. Encourage and support programs that educate and engage residents of all ages in aspects of farming and agriculture.	<ul style="list-style-type: none"> Oconee County Oconee Cooperative Extension Service Agriculture Advisory Board 	2023	
Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 8.3. Ensure continuing access to healthy, fresh food.			
Objective 8.3.1. Eliminate food deserts and ensure access to healthy food.			

<u>Strategy 8.3.1.3.</u> Recruit, support, and incentivize businesses that provide healthy food choices in all areas of the County.	<ul style="list-style-type: none"> • Oconee County • Oconee County Chamber of Commerce • CCE 	2023	
Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<u>Strategy 8.3.1.4.</u> Revise land use policies to require healthy food access as a part of development standards, prohibit private restrictions that limit gardens, and community gardens, in residential areas when economic incentives are	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2023	
<u>Strategy 8.3.1.5.</u> Work collaboratively with non- profits and other entities to address the needs of vulnerable populations (e.g. elderly, children, homeless).	<ul style="list-style-type: none"> • Oconee County • Municipalities • Local non-profits • Faith-based community 	2023	
<u>Strategy 8.3.1.6.</u> Support new opportunities for distribution of locally and regionally produced food.	<ul style="list-style-type: none"> • Oconee County 	2023	
<u>Strategy 8.3.1.7.</u> Revise the zoning code to require healthy food access as a part of development standards.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2023	
<u>Strategy 8.3.1.8.</u> Work collaboratively to ensure that regional emergency preparedness programs include food access and distribution and are working toward the goal of establishing regional capacity for feeding the population for 2-3 months	<ul style="list-style-type: none"> • Oconee County • Municipalities • SC Emergency Management • Private organizations 	2023	
<u>Strategy 8.3.1.9.</u> Educate and assist in mitigating the harmful effects of Climate Change in Oconee County through agricultural means.	<ul style="list-style-type: none"> • Oconee County • SDOC • CCE • Agricultural groups 	2023	

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE 2023-__**

AN ORDINANCE AMENDING CHAPTER 32 OF THE OCONEE COUNTY CODE OF ORDINANCES BY REQUIRING THAT AN APPLICATION FOR CREATION OF A SUBDIVISION DEVELOPMENT THAT INVOLVES AT LEAST TWENTY (20) ACRES AND AT LEAST FORTY (40) DWELLINGS MUST INCLUDE A PETITION FOR THE SUBJECT PARCELS TO BE PLACED IN A ZONING DISTRICT OTHER THAN THE CONTROL FREE DISTRICT; AND OTHER MATTERS RELATED THERETO.

WHEREAS, consistent with the powers granted county governments by S.C. Code § 4-9-25 and S.C. Code § 4-9-30, Oconee County (“County”), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its governing body, the Oconee County Council (“County Council”), has the authority to enact regulations, resolutions, and ordinances, not inconsistent with the Constitution and the general law of the State of South Carolina, including the exercise of such powers in relation to health and order within its boundaries and respecting any subject as appears to it necessary and proper for the security, general welfare, and convenience of the County or for preserving health, peace, order, and good government therein;

WHEREAS, the County has adopted multiple ordinances for the effective, efficient governance of the County, which, subsequent to adoption, are codified in the Oconee County Code of Ordinances (“Code of Ordinances”), as amended;

WHEREAS, the County is authorized by Section 4-9-30(9) and Chapter 29 of Title 6 of the South Carolina Code of Laws, among other sources, to impose land use restrictions and development standards in the unincorporated areas of the County;

WHEREAS, County Council recognizes that there is a need to revise the law of the County to meet the changing needs of the County and that there is a need to amend, specifically, Section 32-213 “Requirements and Standards” of the Code of Ordinances;

WHEREAS, County Council has therefore determined to modify Chapter 32 of the Code of Ordinances and to affirm and preserve all other provisions of the Code of Ordinances not specifically, or by implication, amended hereby.

NOW THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled, that:

1. Chapter 32 of the Code of Ordinances is hereby revised, rewritten, and amended as follows:
Sec. 32-213. – Requirements and standards.

...

(i) *Zoning petition.*

(1) An application for the creation of a residential subdivision development that contains at least twenty (20) acres and at least forty (40) dwellings must include a petition for the subject parcels to be placed in a zoning district other than the Control Free District. Among other items, the zoning district approved by County Council will determine the maximum density of the subdivision development.

(2) The applicant may petition for placement of the subdivision in one of the following zoning districts:

- a. Traditional rural district (TRD) – O.C. Code Sec. 38-10.3.
- b. Rural residential district (RRD) – O.C. Code Sec. 38-10.4.
- c. Residential district (RD) – O.C. Code Sec. 38-10.7.
- d. Lake residential district (LRD) – O.C. Code Sec. 38-10.8.
- e. Agricultural residential district (ARD) – O.C. Code Sec. 38-10.12.
- f. _____
- g. _____
- h. _____

(3) County Council will process the zoning petition within sixty (60) days of submittal, and County Council may (1) recommend a different zoning district to the applicant, (2) place the subdivision development in a more appropriate zoning district than that petitioned for, or (3) allow the subject parcel to remain in the Control Free District by default. Among other matters, the County Council must consider the Oconee County Comprehensive Plan and the Oconee County Future Land Use Map in acting on the petition.

2. After first reading of this Ordinance by County Council, the Oconee County Planning Commission will hold a public hearing on this matter upon thirty (30) days' advance notice, consistent with Section 32-226(4) of the Oconee County Code of Ordinances; and it will report the results of that public hearing to County Council prior to County Council conducting second reading and holding its public hearing on this matter.

3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.

4. All ordinances, orders, resolutions, and actions of County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded. Nothing contained herein, however, or in the attachment hereto, shall cancel, void, or revoke, or shall be interpreted as cancelling, voiding, or revoking, ex post facto, in any regard any prior performance standard or land use provision, or decision of the County or County Council based thereon, which were valid and legal at the time in effect and undertaken pursuant thereto, in any regard.
5. All other terms, provisions, and parts of the Code of Ordinances, and specifically, but without exception, the remainder of Chapter 32, not amended hereby, directly or by implication, shall remain in full force.
6. This Ordinance shall take effect and be in full force from and after third reading, public hearing, and enactment by County Council.

ORDAINED in meeting, duly assembled, this _____ day of _____, 2023.

Sec. 38-10.6. Agriculture district II (AD II).

Title: Agriculture district II.

Definition: Those areas in which rural lifestyles have traditionally been and continue to be intertwined with agricultural activity and production which has a significant economic impact to the area and Oconee County.

Intent: Agricultural districts are intended for the protection of farm land in Oconee County while ensuring sufficient residential and commercial development opportunities exist to serve the needs of citizens living in those areas.

*Dimensional requirements:**

Residential Uses	Density and Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	5 acres	1 dwelling per 5 acres	400	35	20	50	
Nonresidential Uses	Minimum Lot Size		Minimum Yard Requirements			Max. Height	
	Min. Lot Size	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)	
	5 acres	600	35	20	50		

*See Article 9 for general provisions and exceptions to dimensional requirements.

	AD	ADII
Agricultural production, crops, livestock, and poultry	P	P
Agricultural production, crops, livestock, and poultry (excluding commercial chicken houses, commercial hog parlors, and commercial feed lots)	P	P
Agricultural support services-veterinarians, kennels, feed/seeds, supply stores, implements, etc.	P	P
Air strips	S	S
Auction houses	P	P
Auditorium/Indoor Public Assembly	S	S
Bed and Breakfast Inns	C	C
Building and Trade Contractors, including materials and supply uses	P	P
Cemeteries and accessory uses	P	P
Civic, fraternal, professional, and political organizations	P	P
Commercial Fishing, Hunting and Trapping	P	P
Communications towers	S	S
Conservation subdivisions	C	C
Convenience stores (excluding motor vehicle services)	S	S
Correctional facilities and half-way houses	X	X
Day Care Facilities (all ages)	P	P
Distribution and other Warehouses	P	P
Educational buildings, and Research Facilities (all types)	S	S

Emergency services	P	P
Farm and roadside markets	P	P
Financial Services	S	S
Forestry/Silviculture	P	P
Fuel supply services	P	P
Funeral homes and services	X	X
Golf courses, country clubs, driving ranges	X	X
Government buildings (excluding correctional facilities)	S	S
Group Homes	S	S
Greenhouses, nurseries, and landscape commercial services	P	P
Gun and Archery clubs and shooting ranges	S	S
Health care services, service retail, and emergency short term shelters	P	P
Home occupations and businesses	C	C
Hotels, Motels, and Inns	S	S
Laundry Mats	P	P
Laundry and dry cleaning services	X	X
Light Manufacturing	S	S
Liquor stores and bars	X	X
Lumber and saw mills (permanent)	P	P
Lumber and saw mills (portable)	P	P
Manufactured Home Dealer	X	X
Heavy Manufacturing	X	X
Marinas	S	S
Mini storage or mini warehouses	X	X

Mining	S	S
Mixed Use Buildings and parcels	P	P
Motor vehicle parking and garages (as a principal business use)	X	X
Motor vehicle sales and rental	X	X
Motor vehicle services and repair	P	P
Motor vehicle services and gas stations (excluding truck stops)	P	P
Movie theater	X	X
Multi-family residential development (structures containing 5 or more residential units)	X	X
Multi-family residential development (structures containing no more than 4 residential units)	X	X
Museums, cultural centers, historical sites, sightseeing, and similar institutions	P	P
Office uses, general	X	X
Outdoor Retail	P	P
Places of worship	P	P
Public, Private, and Commercial parks and recreation, camping or social facilities	P	P
Public and private utilities	P	P
Railroad stations	X	X
Residential care facilities	X	X
Restaurants (up to 2,500 square feet)	P	P
Restaurants (greater than 2,500 square feet)	S	S
Retail uses (up to 5,000 square feet)	S	S
Retail uses (5,000—50,000 square feet)	X	X
Retail uses (greater than 50,000 square feet)	X	X

Roadside Stands	P	P
Salvage yard, Junkyard, and Recycling Operations	S	S
Single-family detached residential	P	P
Single-family subdivisions (10 units or less)	S	S
Single-family subdivisions (more than 10 units)	X	X
Solid waste landfill and Waste Management Services; (excluding hazardous waste)	S	S
Taxidermy, slaughter houses and wild game processing	P	P
Waste management services (excluding hazardous waste)	S	S