

# The Down and Dirty of Sewer Planning

Preparing for the Pipeline of Growth

APA South Carolina Spring Conference

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# Agenda

1. Intro / Roles
2. Fair Play / Townville Area Basin Study
3. Oconee County & Western Anderson Sewer Master Plan
4. Where We Are Today
5. Questions



# A tale of two studies... well sort of...

- **Fair Play/Townville Area Basin Study: 2022-2023**
  - **“Central” Basin Study: 2023-2024**
  - Consent Order
  - CMOM
  - Feasibility Study
  - There is a lot going on!
- 
- ✓ **Basin Studies GOALS:**
    - Planning Document – guide future capital spending decisions
    - High-level plan and prioritizations
    - Sewer Revenue – projections for operating the collection system over a 20-year period
    - Future growth Projections – five (5) year windows, over 20-year period





# Fair Play/Townville Area Basin Study



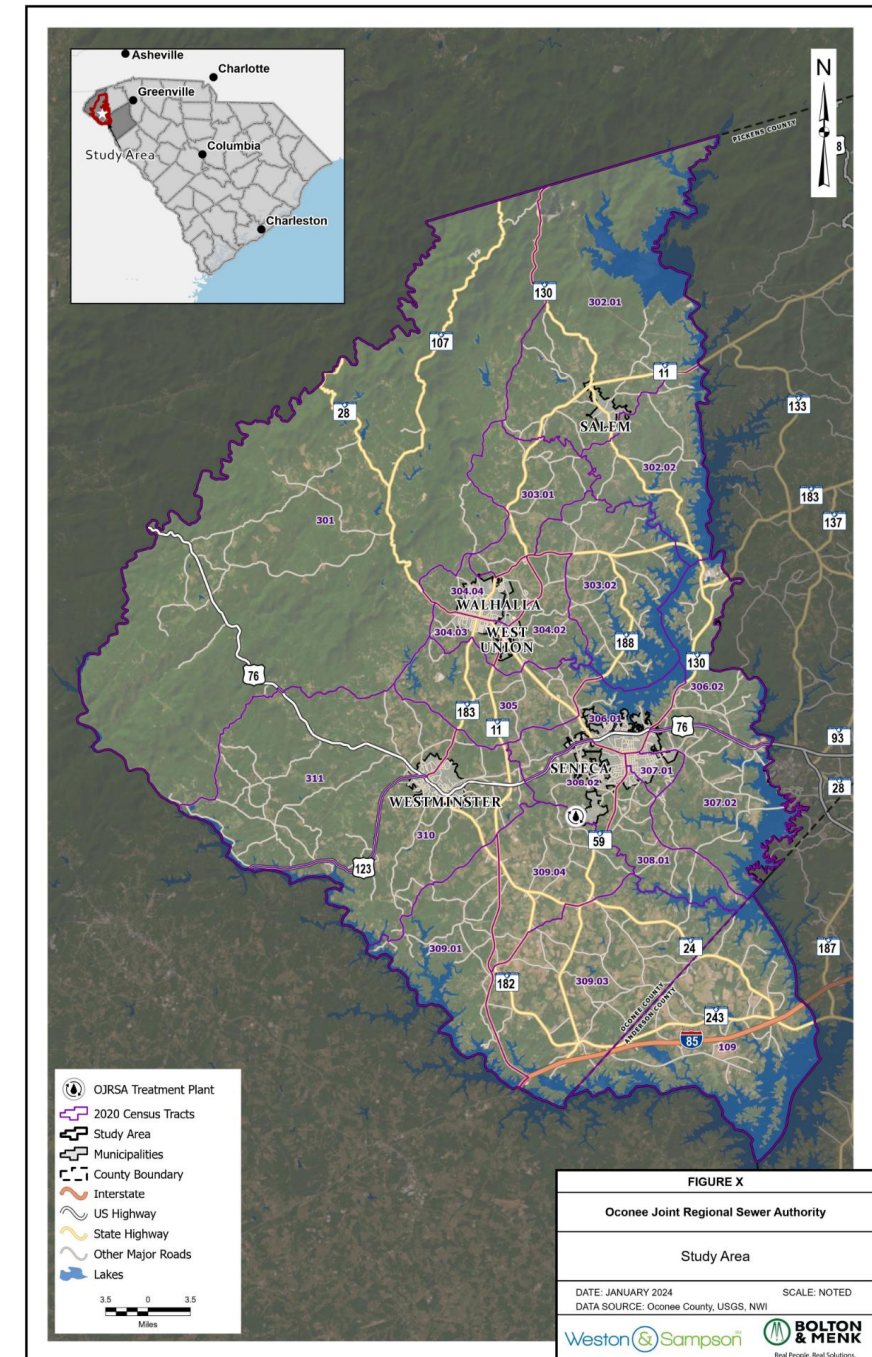




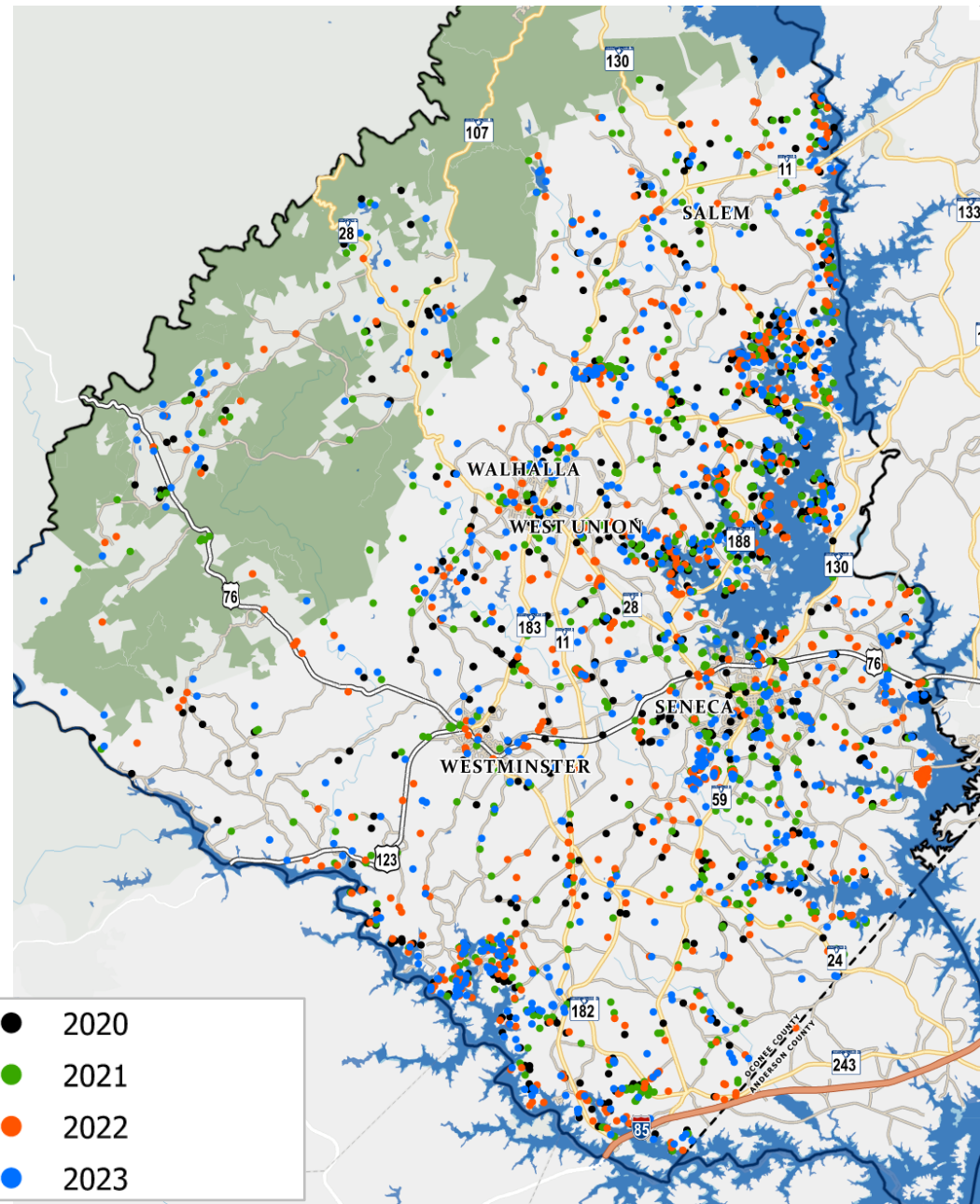
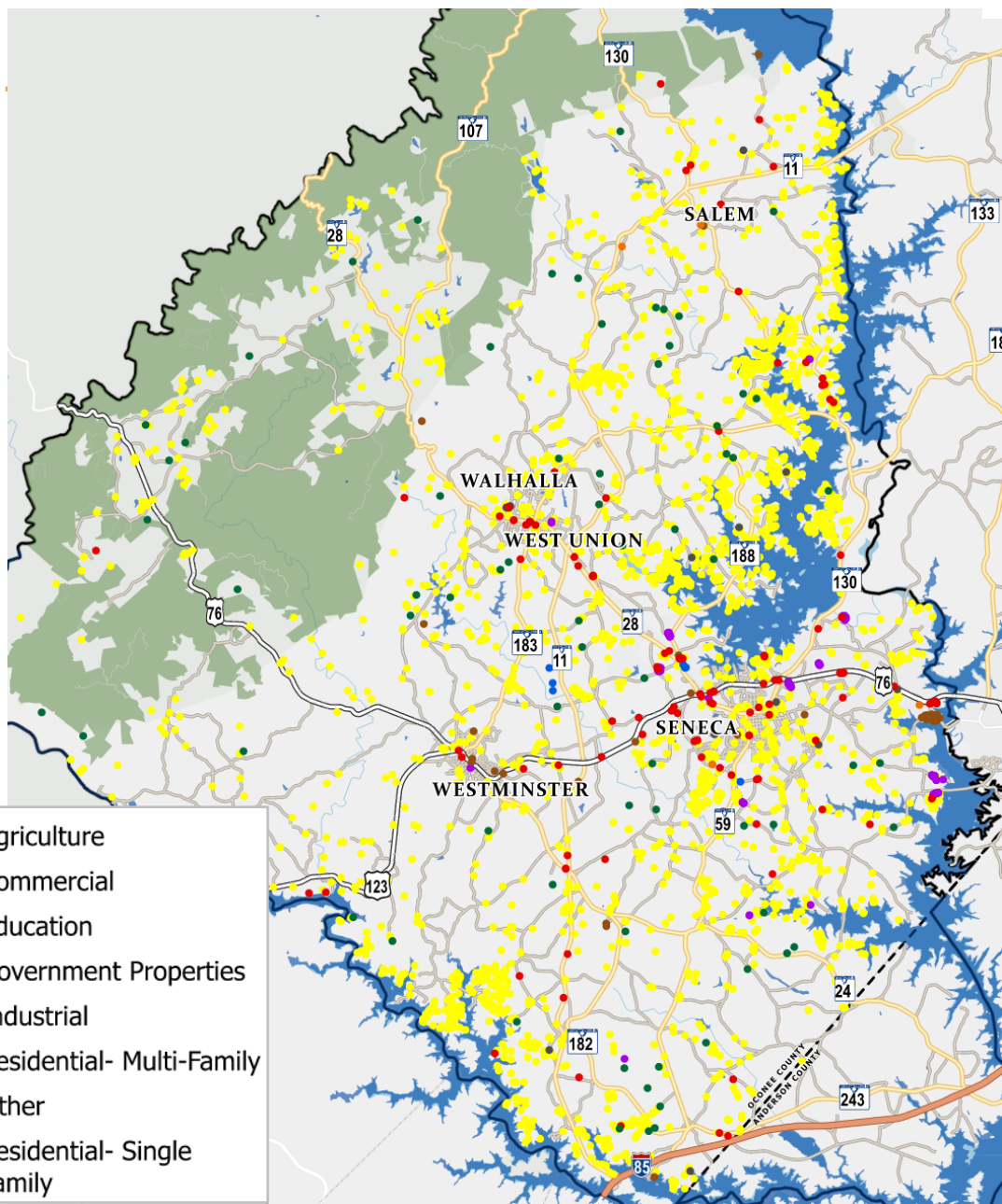
# Oconee County & Western Anderson Sewer Master Plan



- \*Based on what is available



# Recent Growth (2020-2023)





# Recent Growth – By the Numbers

YEAR	NEW ADDRESSES
2016	571
2017	689
2018	941
2019	806
2020	706
2021	1,012
2022	1,230
2023	913

New addresses = permitted for occupancy

3,007

28% increase

3,861

92% = residential  
(single & multi-family)

*Note! This number exceeds census projections and Oconee County's 2020 Comprehensive Plan projections for 3,355 new homes between 2018-2030.*





# Mapping Preferences

Comment Panel

Yes to sewer investment

1 0 Continue to develop existing sewer areas

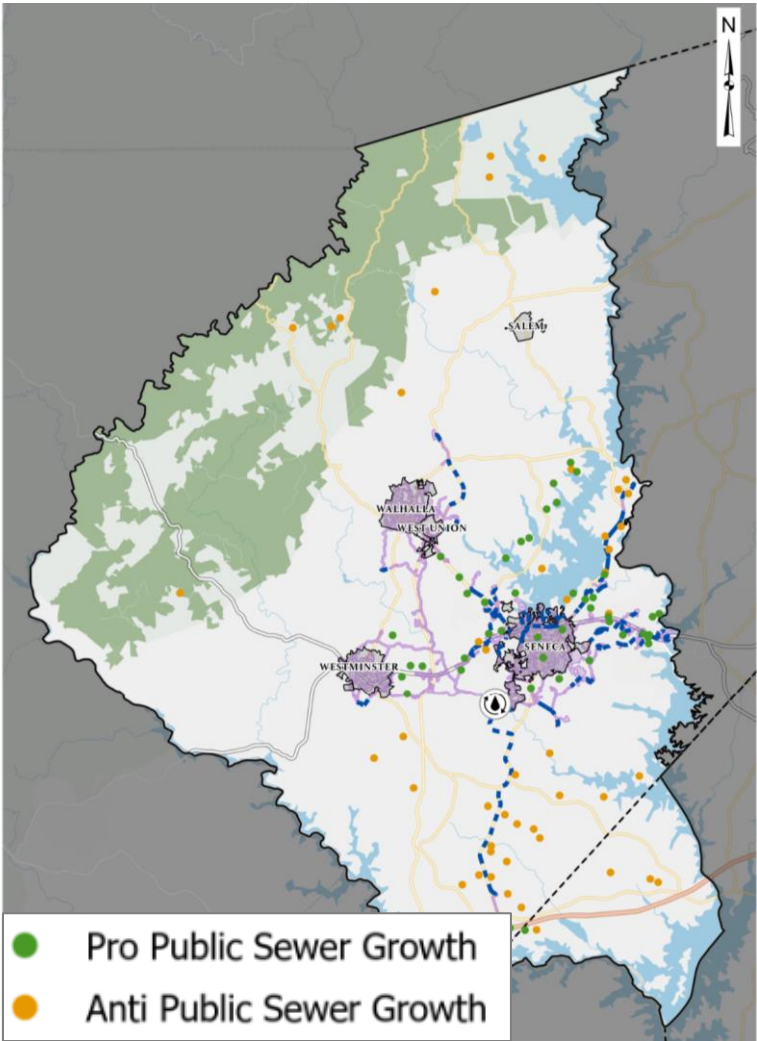
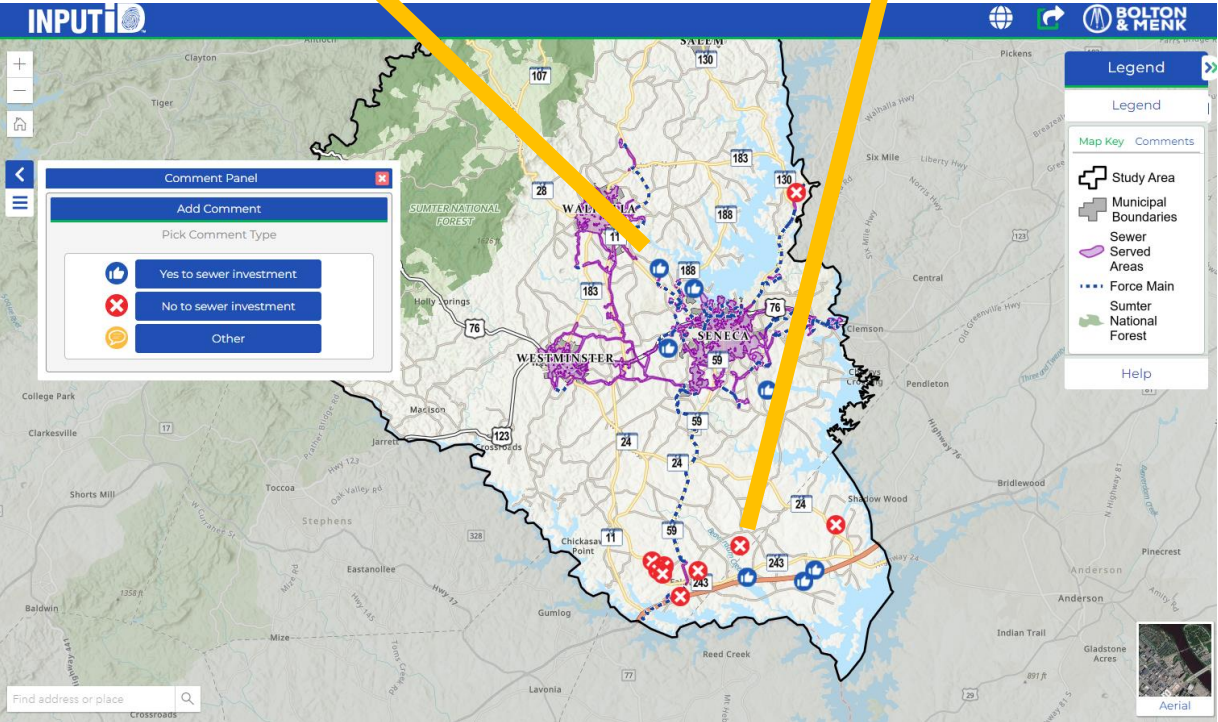
Enter a comment... Submit

Comment Panel

No to sewer investment

3 0 Would like to see this remain undeveloped

Enter a comment... Submit



# Lesson Learned – Survey Verbiage

Our team was alerted to a concern regarding one of the questions in the survey.



*The Question:*

*There are several different city and county regulations that could aid in guiding development, which do you feel should be considered by the municipalities?*

Since this question did not allow for a “none” response, it is our understanding that some residents felt discouraged to take the survey.

It was not our intention to have any of the questions discourage participation and after considering several paths forward, we felt that the best path would be to take the question out entirely

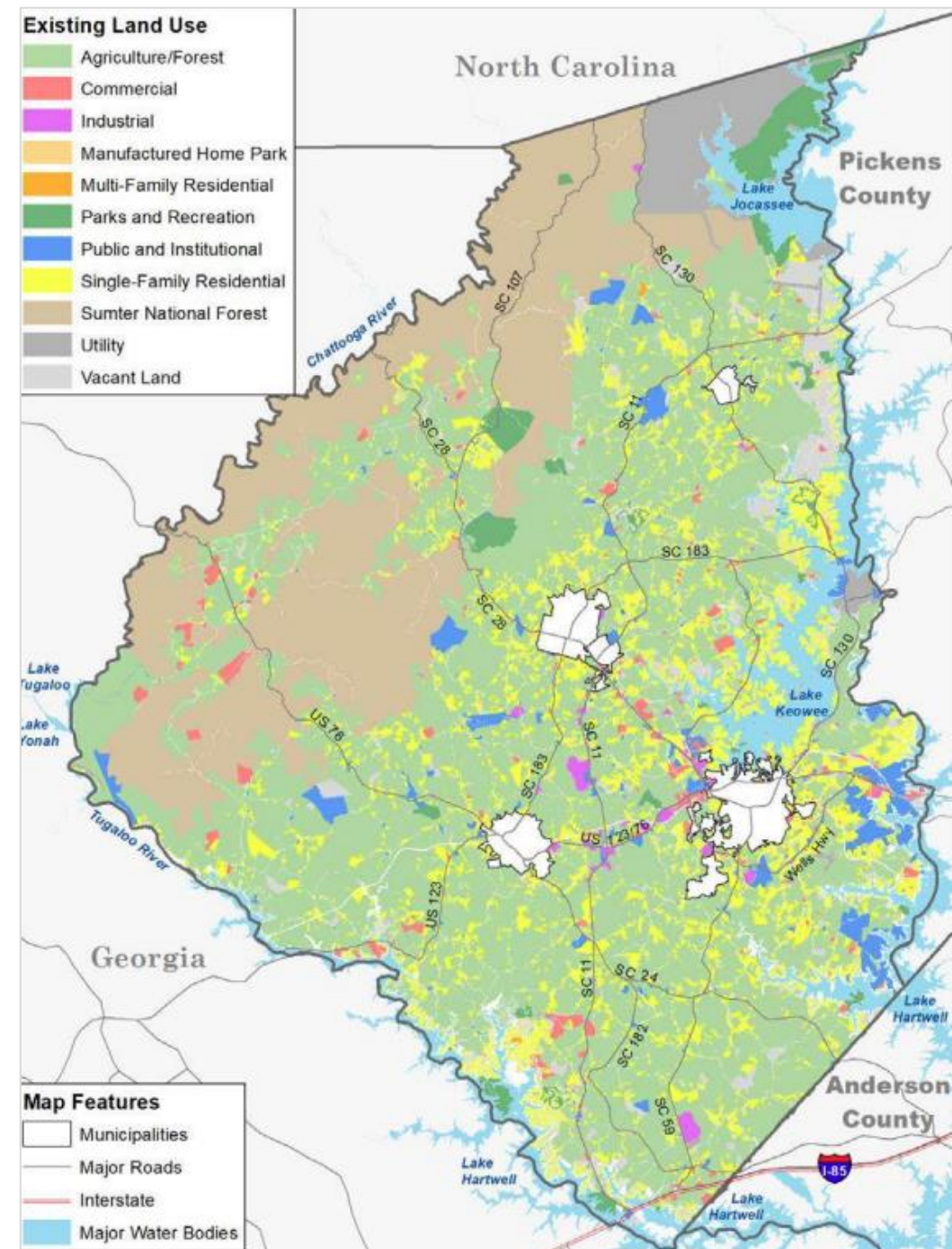


# Existing Land Use

# 89% of Oconee County vacant land is zoned as Control Free

We started with the current land use\* for unincorporated Oconee County and the zoning / future land use for the cities, if available

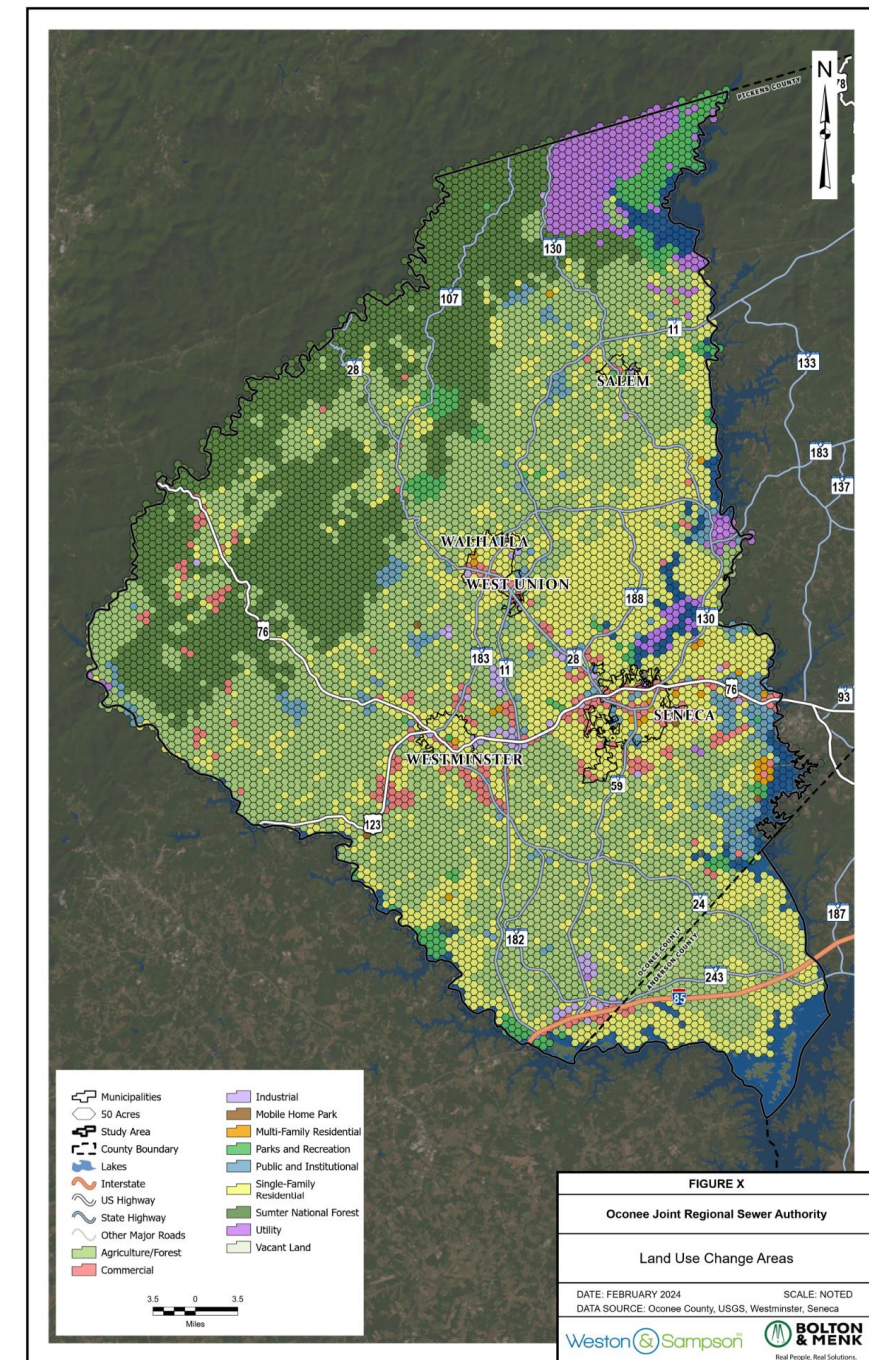
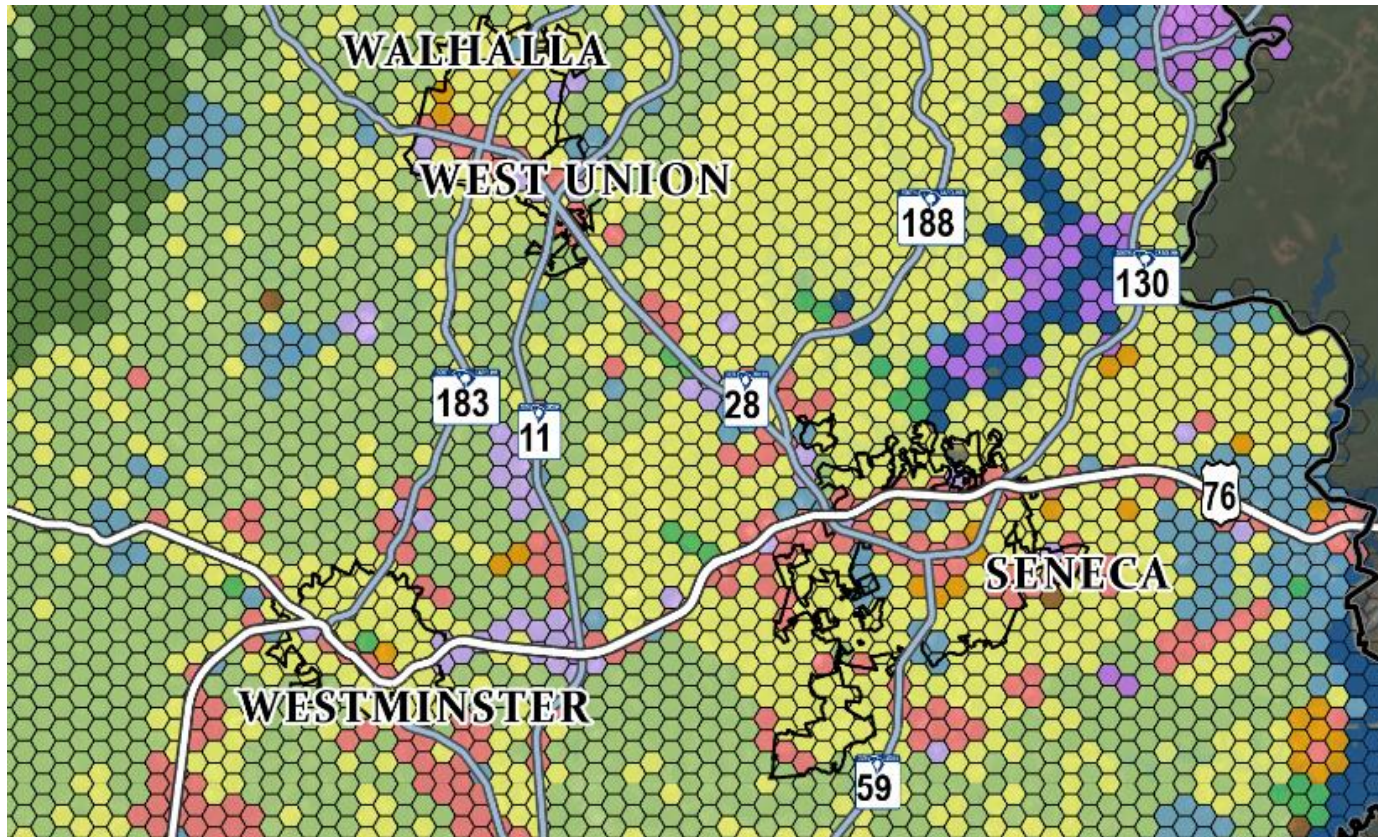
*\* 2018 assessor data – map was published in the 2020 Oconee County Comprehensive Plan*





# Land Distribution Analysis

We are using 50-acre areas to plan public sewer investment over the next 20-years – This will be an iterative process with the engineering team

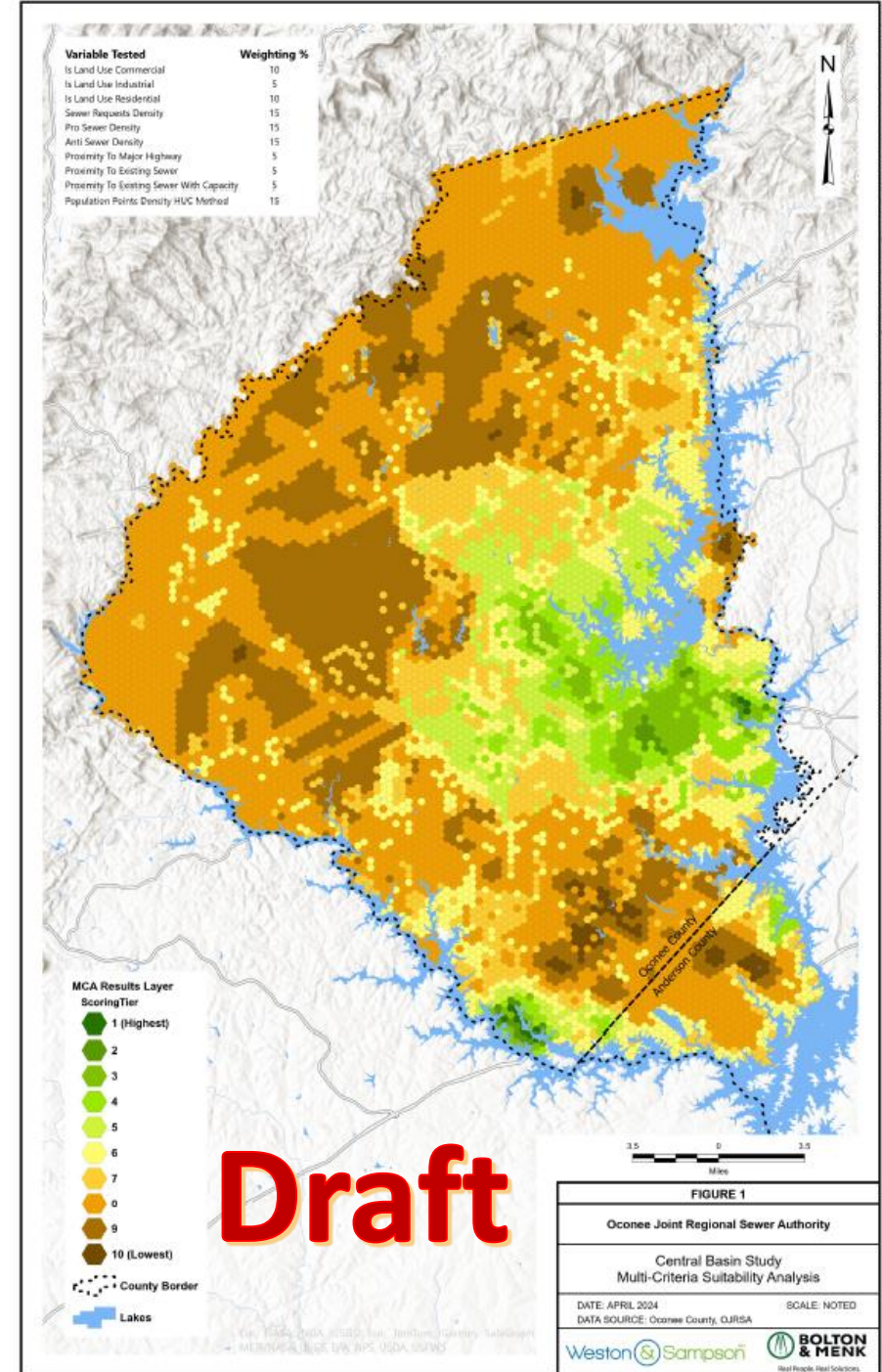
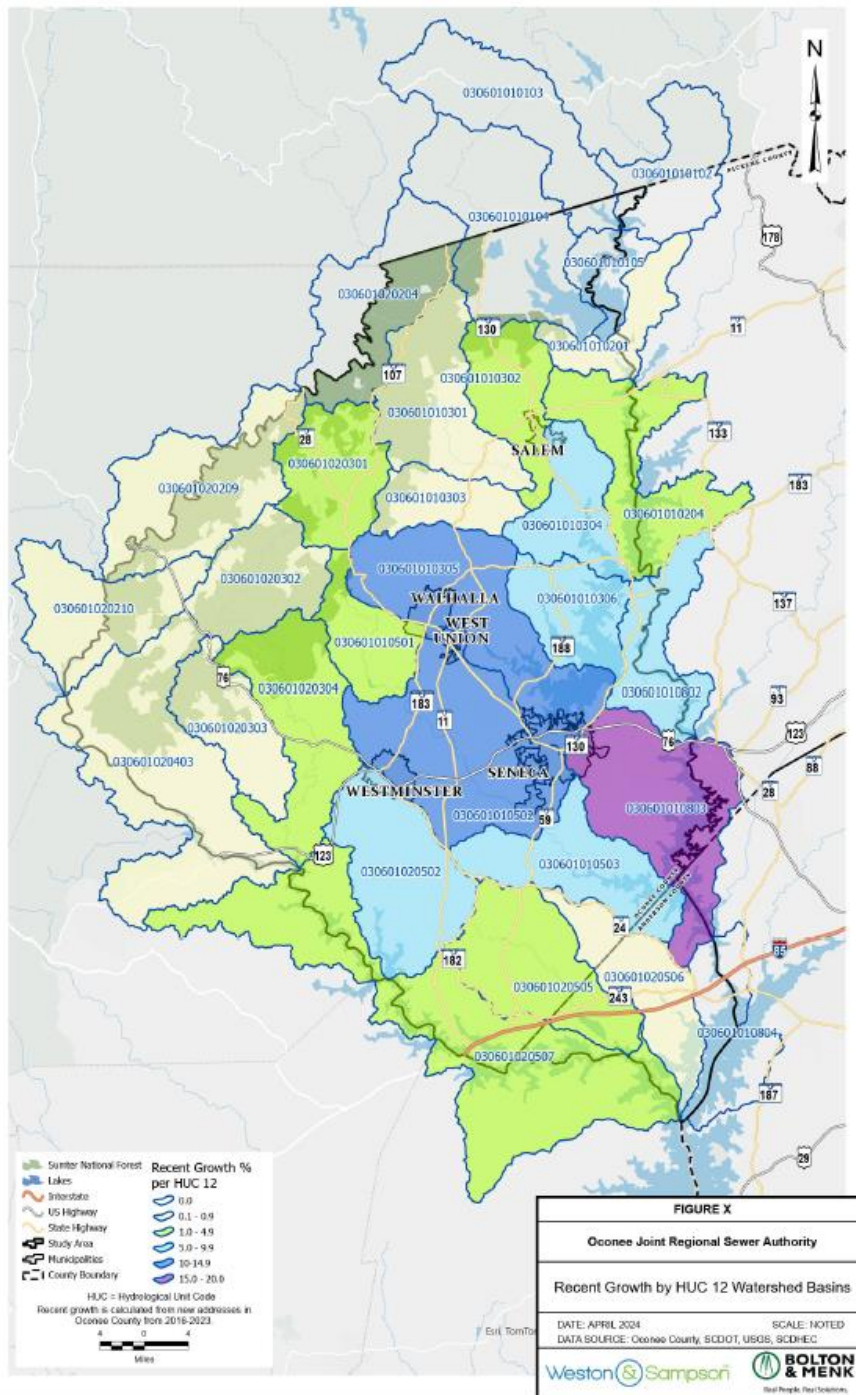




# Next Steps

01

Project and allocate future growth amongst the existing service area, and unsewered parts of the County



# Next Steps

02

From the growth projections, add future flow into the existing sewer system

03

Southern part of County (Fair Play area) was studied in 2023; those results will be updated as necessary and incorporated into this study

04

Identify infrastructure needs both for upsizing / replacement and also in unsewered areas





# Next Steps

05

**Size and estimate costs for infrastructure needs over 20-year time frame**

06

**Develop capital improvement plan for next 20 years**

07

**Stakeholder Meeting for feedback and buy in**



# Thank you!

Any questions?



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