



The Palmetto Planner

A Publication of the South Carolina Chapter of the American Planning Association

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SPRING 2007

President's Message

Dear SCAPA Members,

This is the first SCAPA *Palmetto Planner* this year. Although it may be belated, I'd like to wish everyone a happy and prosperous 2007. It has started as a very busy year for many of us. It certainly has in North Augusta, but so far it all appears positive. I hope the same is true across the state.

2006 was a good year for SCAPA. Membership increased and we had three very successful conferences. The Fall Conference in Myrtle Beach was exceptionally successful. It was well attended and included five concurrent tracks which provided topics of interest to a wide variety of participants. APA Executive Director Paul Farmer, APA Region II Board Member, Carol Rhea and AICP President Sue Schwartz registered and attended the conference. Their participation in the general session and luncheon helped to strengthen the South Carolina connection to APA.

SCAPA will have a heavy agenda again in 2007. There are several issues we have started on and will continue to work toward.

1. SCAPA will again host three conferences, spring, summer and fall. President-elect Phil Lindler is heading up the Programs Committee this year and has

already established a schedule and an excellent outline of topics. The Spring Conference will be held on April 24 in Clemson, in conjunction with the Design Arts Partnership. That session is described in another article in this issue of the *Planner*. The summer conference will be held on June 22 in Columbia and the Fall Conference is again scheduled for Charleston on October 25 and 26.

2. The final deadline for all jurisdictions to comply with the mandatory orientation training for local government planning and zoning officials passed on January 1 of this year. The Municipal Association of South Carolina, the South Carolina Association of Counties and the COGs across the state have done an excellent job in providing the orientation training. The next challenge is to make sure that everyone covered by the law receives the mandatory three hours of continuing education every year. MASC, SCAC and the COGs will also be developing continuing education training, much of which will be available on DVDs. Additionally, SCAPA sponsored and co-sponsored conferences are approved by the South Carolina Planning Education Advisory Committee for annual continuing edu-



cation. Planning staff and citizen planners including planning commissioners, board of zoning appeals members and board of architectural review members can receive the required three hours of training by attending one SCAPA conference.

3. A related mandatory continuing education issue is the proposed certification maintenance requirement for AICP certified planners. Certification maintenance has been discussed and anticipated for several years and the AICP Board is scheduled to vote on it at the APA National Conference next month in Philadelphia. It appears likely that it will be passed in some form. At its February meeting in Columbia, the SCAPA Executive Committee discussed the proposed requirements at length and supports certification maintenance with the following conditions.

Continued on page 4

Special points of interest:

- SCAPA to Co Host SC Community Design Summit
- Brownfields Cleanup Revolving Loan Fund Offers Benefits to Local Governments
- 2007 SCAPA Conference Dates
- SCAPA Biennial Awards Presented at Fall Conference

Inside this issue:

SCAPA Executive Committee	2
Student Chapter Update	3
2007 SCAPA Conferences	5
New Members	5
Brownfields Cleanup Revolving Loan Fund	6
SCAPA Biennial Awards	8
SC Community Design Summit	9
2006 SCAPA Fall Conference	9
Mark Your Calendar	10

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Does APA have your correct information?

The Palmetto Planner is only distributed electronically. It is of utmost importance that your email address in the APA record is up to date. All members can access their APA profiles and make changes online. These changes become effective immediately (mailed or faxed changes requiring manual entry will take longer to appear). To access your APA profile go to www.planning.org/myprofile. Enter your APA ID (from the Planning magazine mailing label or invoice) and password (click on "create new password" if you have forgotten it or do not have one). If you need assistance contact Webmaster@planning.org.



Past and Present SCAPA Executive Committee Members



2006 SCAPA Multi Jurisdiction Award Recipients. Southern Beaufort County Regional Plan

Student Chapter Update

As we return from our Holiday break, we have begun to plan our trip to the National APA conference. Having raised money at the annual student auction during the SCAPA conference and by selling t-shirts, we are planning on helping a dozen of us to attend the APA conference in Philadelphia this spring. Thanks for all your help and support in that regard. If you have any questions regarding the student chapter or want to get a hold of one of those really cool t-shirts, feel free to contact Wayne (Student Chapter President) at rlftwi@clemson.edu.

With our Spring Semester off to a quick start, we also wanted to take some time to highlight our two studio projects that the second year students worked on all Fall Semester. A description of both projects is given below. We are also fortunate to have two students return to our ranks after spending a semester abroad, a brief narrative of their experiences is also given below, in their own words.

Edisto Corridor Management Plan

Our professional studio course was responsible for creating a Corridor Management Plan for SC Scenic Highway 174. The Edisto Island community in rural Charleston and Colleton Counties was interested in pursuing National Scenic Byway status for their highway. There are a number of requirements for the National Scenic Byway application, one of which is a Corridor Management Plan. The initial efforts of community leaders, including Mrs. Marian Brailsford of the Edisto Island Open Land Trust, led them to Clemson University's Jim Self Center on the Future led by Donna London and Dr. Grant Cunningham of the Department of Planning and Landscape Architecture. Under the direction of Dr. Cunningham and Mrs. London, the planning studio conducted extensive back-

ground research and worked with officials and residents of Edisto Island to develop a Corridor Management Plan to guide the future of SC Highway 174. Over the course of the semester, several trips were made to Edisto Island to participate in public meetings. The first meeting created a leadership body to guide the application process, and several other meetings engaged the public

South Carolina Scenic Highway 174 is the only access route from Edisto Island to the mainland. It is currently a state designated scenic byway, and the desire for the national scenic byway status stems from the community's desire to share their community with the outside while still preserving the rural and agricultural charm of the Lowcountry.

Hard Scramble Donation

In September 2006 Clemson was granted an 853-acre tract in the Sandhills region in Kershaw County by Mrs. Margaret Lloyd of Cape Cod. In the Fall semester four City and Regional Planning (CRP) students completed a land use analysis and feasibility study on the Hard Scramble tract with the intent to locate a 100 acre site for a LEED-ND pilot applicant. LEED for Neighborhood Development is a concept created through a joint effort between the United States Green Building Council, the Congress of New Urbanism and the Natural Resources Defense Council. The concept integrates principles of sustainable land use with the existing LEED building standards. The program emphasizes mixed uses, a diversity of housing types, compact design, and multi modal transit choices to create better location, design, and construction of both landscape and struc-

tures. The application submittal began in January. Continuing work on the project is a Landscape Architecture studio led by Umit Yilmaz and several faculty members at Clemson University.

The CRP students will present their project to the South Carolina Greek Building Council in February and have applied to present the project at Green-Build 2007 in November, a U Green Building Council national conference. Hopefully the efforts will award Clemson and the students with the opportunity to be on "the ground floor" of a ground breaking development in sustainable building and design.

Istanbul

Mary Hays Huguley

There is no place like Istanbul, anywhere. This city is a bridge between two continents and the crossroads of countless cultures. It's where east meets west, ancient meets modern, and all of it melts in to one distinctive, singular city. Its pulsing heart is Taksim Square, a short walk from Istanbul Teknik Universities and Gumussuyu, the neighborhood I lived in. Nearby is Istaklal Cadessi, where you can play backgammon and smoke nargile with the old-timers, or eat mezzes and drink raki on Nevizade, or dance 'till the dawn call to prayer with the hipster set. Or my favorite past time, lounging by the Bosphorus, sipping Turkish tea and eating a toasted simit with my favorite street cat. Whichever way your taste runs, this incredible city offers so many experiences – and I'm not just talking about planning lectures. The spicy scents, bold colors, exotic music, food, language, customs, *all* made sweeter by the extraordinary hospitality of the Turkish people, have made an indelible impression on me. If you go, you'll feel the same. For more information about my experience, feel free to contact me at mhugule@clemson.edu.

Genova

Maggie Gulick

On a warm August evening, after a week in the Swiss-Italian Alps, and several hours of climbing through the intricate and colorfully layered streets of Genova, we were ushered into a cool, marble ensconced villa by the ever-stylish and witty Silvia Carroll (the Italian program's administrative director). Clemson's Charles Daniel Center, lovingly referred to by some (namely Jose Caban) as "Fortress America," is pleasantly situated in the hills above centro storico with amazing views of the city's Mediterranean port. It provided an excellent base camp for our group's many urban explorations. And Genova? Well, let's just say that several of us will be heading back for further exploration in the near future. The city is a richly layered metropolis of colors, tastes, and aromas. For many of us, it was the perfect respite from our travels all over Italy- a truly unique city, and surprisingly free of hoards of tourists. Approximately four weeks of the semester were spent in the field, experiencing Italy's many varied regions. Three organized trips took us from the highly digitized Biennale Architettura in Venice to the quiet ruins of Paestum and Pompeii. Weekends were often free for personal travel (a quick train ride to Cinque Terre or cheap flight to Prague anyone?). Studio time was spent conducting mapping throughout the city and concluded with an individual final project. As the only planner in a group of aspiring architects, landscape architects, and artists, I had the added challenge of organizing my assignments to best fit my personal needs and interests. The studio time also provided a great opportunity for us to work together in an interdisciplinary professional setting. For more information about my experience, feel free to contact me at maggie.gulick@gmail.com.

Continued President's Message

- Required training annually should be less than the 20 hours currently proposed. For smaller jurisdictions with smaller training and travel budgets and for those jurisdictions that are located outside of metropolitan areas, the initial cost could be substantial. The registration cost of required training should be kept as low as possible. All chapter sponsored training will be approved and SCAPA is unique among APA Chapters because we offer three conferences per year. It will be possible to obtain the required training by attending the three SCAPA conferences.
 - Credits should be allowed for participation in leadership and public service. The proposed program does provide for a limited amount of credit to members of chapter executive committees and division boards for the time they commit to the profession. Additionally, certified planners that serve as trainers for the AICP exam prep courses or participate on panels at conferences should also receive certification maintenance credit.
 - APA has proposed to finance a substantial portion of the certification maintenance program by requiring training organizations not directly affiliated with APA to pay a fee for approval for AICP certification maintenance credit. The non-affiliated training organizations would ultimately pass the cost on to AICP participants, which would ultimately increase the cost and reduce the accessibility of required training.
- These concerns have been expressed by other chapters and we plan to lend our voice to the discussion in Philadelphia in April.
4. As many of you know, the General Assembly this year will be considering eminent domain and regulatory takings legislation again. SCAPA has taken an active interest in the potential outcome of any regulatory takings recommendation and is cooperating with the Citizens for Community Protection, a coalition of organizations across the state united in opposition to regulatory takings. Members of the coalition include the South Carolina Municipal Association, the South Carolina Association of Counties and the South Carolina Coastal Conservation League. The Eminent Domain Study Committee, a committee of members of the House, Senate and citizens appointed by the governor, has been meeting since early January and discussing proposals for legislation addressing both eminent domain and regulatory takings. SCAPA past presidents Michael Criss of Richland County and Chip Land of the City of Columbia have actively monitored the committee's delibera-
- tions. The report to the full legislature is due on April 17. It is possible that the committee will make recommendations that are inconsistent with a local government's authority to plan comprehensively for its future. It is also possible that any successful legislation could create additional continuing education requirements, expand pre-litigation mediation or further define vested rights. The Planners Day on the Hill event scheduled for March 28 provides planners an opportunity to hear from the staff of the Coalition for Community Protection and to address members of the legislature directly on this issue and others. We hope to have a good turnout.

I look forward to seeing you all this year at one or more SCAPA events. In the meantime, if you have any questions, comments or concerns, please don't hesitate to contact me.

Sincerely,

Skip

"These concerns have been expressed by other chapter and we plan to lend our voice to the discussion in Philadelphia in April"

Don't Forget About South Carolina Education Requirements

The State of South Carolina requires appointed planning and zoning officials and professional employees to receive orientation training on an annual basis. New officials and employees must receive an initial six hours of training with a minimum of three additional hours per year thereafter.

The South Carolina Planning Enabling Education Advisory Committee was established to oversee this program. Additional information including exemption qualifications, training opportunities and programs, meeting information, and committee membership can be obtained from their website:

www.scpeac.org

2007 SCAPA Conferences

Make plans now to attend the summer and fall SCAPA conferences.

The Summer Conference will be Friday, June 22 at the Embassy Suites Hotel in Columbia. The theme for this conference will be comprehensive planning. Many South Carolina communities are in the process of rewriting or updating their comprehensive plans for re-adoption dates in 2008 and 2009 and this conference will help you get started on your plan, add that special touch to the revision in process, or provide data to be included in your future plan. Registration information will be sent to the membership via email in early May.

The Fall Conference will be held October 25 and 26 at the Francis Marion Hotel in Historic Charleston. There are some interesting topics being discussed for sessions and if you have some ideas, let us know so that we may include them!

If you would like to assist with the conferences or have some ideas for conference sessions, you are greatly needed!! Please contact Phil Lindler at phil@co.greenwood.sc.us or 864.942.8716 if you would like to serve on the Programs Committee.



Paul Farmer, Executive Director of the American Planning Association speaks at the 2006 SCAPA Fall Conference.



J. Terrance Farris, PhD, AICP was awarded the "Distinguished Planner Award" for his dedicated service to education and planning.

SCAPA Welcomes Our New Members

William Meyer	Pat Campbell	Julie Wilkie
Tom Wilson	Michael Loftus	Aaron Gadsby
Peter Rubano	Rob Hooper	Jennifer Banks
Robert Baronti	Andrew Roskill	Matthew Bennett
Christine Fisher	Bill Steiner	Carla Bridges
Scott Brown	Rebecca Rhodes	Jacquelyn Fehler
Brian Herrmann	Candy King	Brian Graham
Daniel Ben-Yisrael	Jeffrey Lawson	Christopher Hnatin
Patrick O'Donnell	Matthew Schaefer	Madhavi Jain
Rusty Garrett	Mallory Baches	Kristopher Kurjiaka
Phillip Lemmon	Walt McPherson	Kaylan Pedine
Elizabeth Shaw	Therese Leary	John Ridout
Wendy Powers	Tom Crews	Richard Rudnicki
Barbara Bergwerf	Heather Robbins	Courtney St John
David Stevens	Nicole Dixon	Elisa Willis
Ron Denton	Lorra Bailey	Rhys Kear

Brownfields Cleanup Revolving Loan Fund Offers Benefits to Local Governments

The cost of environmental remediation can add up quickly. This can be particularly true when the property is owned by local governments. Questions surrounding the scope of environmental remediation, potential uses of the property after cleanup, and the financial viability of the entire project, also loom large in the minds of city and county officials.

To help local governments with environmental remediation needs, the Brownfields Revolving Loan Fund (BRLF) of the Department of Health and Environmental Control (DHEC) provides ways in which the environmental cleanup costs can be reduced and spread over a multi-year period. In addition to units of local government family residential lots for development of affordable housing.

Carey Smith, Rock Hill City Manager, said, "The Brownfields Revolving Loan Fund was a very important financial tool which made it possible for us to turn a community hazard into a community asset." Additionally, for governmental and non-profit borrowers, thirty percent (30%) of a loan (up to a maximum of \$150,000) may be forgiven over the repayment period. For

example, if a loan of \$500,000 is made to cover cleanup costs of a project, the total loan principal may be reduced by up to \$150,000 due to the 'forgiveness' provision of this program.

Serving as statewide program administrator, the Catawba Regional Council of Governments facilitates the BRLF in partnership with DHEC. Using its past experience in brownfields remediation, the Catawba Regional COG markets and services loans created through the program.

"We've discovered that when grants are unavailable, BRLF is the next best thing," said Rock Hill Mayor Doug Echols. "This pool of funds should be explored by local governments who find themselves owners of brownfields property. The financial benefits of the BRLF, coupled with the community benefit of removing environmental contamination, combine for a winning proposition."

Loan terms can be tailored to the borrower's need and repayment ability. Loans may range from \$50,000 to over \$1 million and are structured based upon potential sources of repayment, collateral availability

and the overall risk of the project. Interest rates are usually well-below conventional market rates, and may be as low as 1%.

Eligible activities for financing, after a Voluntary Cleanup Contract has been executed with DHEC, include the installation of drainage controls; stabilization of berms, dikes or drainage lagoons; capping contaminated soils; excavation or removal of highly contaminated soils from drainage or other areas; removal of drums, barrels, and tanks that contain hazardous substances; cleanup of mildly contaminated petroleum sites; and conducting site monitoring activities necessary during the cleanup process.

For further information about the program, contact Randy Imler or Elaine Fairman at Catawba Regional Council of Governments at (803) 327-9041 or via email at rimler@catawbacog.org or efairman@bellsouth.net.



"The Brownfields Revolving Loan Fund was a very important financial tool which made it possible for us to turn a community hazard into a community asset".

10 Steps of a BRLF loan:

1. If a Voluntary Cleanup Contract (VCC) has not been executed for a specific site, please contact Craig Dukes at DHEC (866) 576-3432.
2. If a VCC has been executed or is currently being negotiated with DHEC, contact Randy Imler at Catawba Regional COG (803) 327-9041, or via email at rimler@catawbacog.org to discuss the possible benefits of a BRLF loan.
3. With DHEC's involvement, the borrower determines the scope and budget of work required under the VCC. Catawba Regional COG and DHEC will provide guidance regarding eligible activities.
4. Complete a BRLF application (provided by Catawba Regional COG).
5. A loan proposal (term sheet) is presented by Catawba Regional COG and negotiated between BRLF and borrower.
6. The prospective loan is underwritten and approved by the BRLF Loan Committee.
7. Legal documents are drawn by the BRLF attorney and reviewed by local staff/counsel.
8. Loan documents are executed and the loan is closed.
9. Loan proceeds are funded based upon presentation and certification of eligible costs by DHEC.
10. Loan repayment is based upon negotiated terms under the loan agreement and note.



Chapter Only Membership

APA is now offering Chapter Only memberships. You can join SCAPA much like the Associate memberships in the past only APA will be billing members annually and forwarding the information and fees to each individual chapter. If you would like to join please go to the APA website under membership.

Benefits of a chapter only membership include:

- Reduced rates to all SCAPA conference
- Quarterly Newsletter
- Training Workshops
- Participation on SCAPA committees

All current Associate Memberships have been transferred to APA and will continue in affect until the expiration date. APA will send a renewal notice.

For more information contact:

Pat Collins

jpcol44@bellsouth.net

SC Planning Education Advisory Committee

South Carolina Code requires the formation of a State Advisory Committee on Educational Requirements for Local Government Planning or Zoning Official and Employees (SAC). These five members appointed by the Governor with the advice and consent of the Senate are charged with:

- Compiling and distributing a list of approved orientation and continuing education programs

that satisfy the educational requirements in Section 6-29-1340;

- Determining categories of persons with advanced degrees, training, or experience that are eligible for exemption from the educational requirements in Section 6-29-1340; and
- Making an annual report to the President Pro Tempore of the Senate and Speaker of the

House of Representative that provides a detailed account of the advisory committee's activities, expenses, collected fees & determinations concerning approved education programs and categories of exemption.

More information provided at: www.scpeac.org

REMEMBERING DEBBIE LIEU

Donations to the Debbie Lieu Scholarship Fund should be made to "SCAPA" with the notation "Debbie Lieu Scholarship" included on all checks. Please send all donations to: SCAPA



Jeff Molinari from the City of Goose Creek presented Cheryl Matheny a check for \$1000.00 for the Scholarship Fund.

South Carolina Community Development Association Annual Meeting

On May 20-22 SCCDA will host its Annual Meeting at the Embassy Suites on Kingston Plantation, Myrtle Beach, SC.

The educational tracks are as follows: Community Development and Grants, Building Codes, Construction and Project "How To's" and Master Planning: Fi-

nancing and Implementation. For more information please contact

Beppie LeGrand at

blegrand@masc.sc or 803.933.1231

Now accepting nominations for the Award of Excellence and the Hettie Rickett Award.

Find award nominations and information at www.masc.sc (Affiliates-SCCDA)

SCAPA to Co-Host South Carolina Community Design Summit

The Winter/Spring conference of the SC Chapter of the American will be held April 24 and 25 in Clemson at the Madren Center. This will be a co-hosted event between SCAPA, the South Carolina Design Arts Partnership, the SC Chapter of the American Institute of Architects and the SC Chapter of the American Society of Landscape Architects. The summit is a statewide symposium highlighting the critical role design can play in shaping the future of South Carolina communities.

SCAPA will host two pre-summit sessions beginning at 9:00 a.m. on April 24. A separate registration is required which will include breaks and lunch prior to the summit. The pre-summit sessions will highlight the implementation issues of design projects and ways to include the Boards of Architectural Review and community development corporations as a catalyst for good design in your community.

SCAPA will also host a reception between 5:30 and 7:00 p.m. prior to the AIA150 Recognition Banquet on April 24.

What better way to network with colleagues in planning and other related fields?

A special rate of \$69.99 has been negotiated at the Sleep Inn in Clemson for all SCAPA members and guests. Please call 864-653-600 and be sure to mention SCAPA. Book now rooms are limited.

Additional information can be obtained from the Design Summit Website at www.scdesignsummit.org.

See you in Clemson!

ZONING ADMINISTRATOR GREENWOOD, SOUTH CAROLINA

Under limited supervision, coordinates the activities of the Zoning Division in order to ensure the proper enforcement and administration of the Greenwood County and City zoning and development standards and ordinances. Reviews and updates ordinances as appropriate. Acts as Code Enforcement Officer for the County and its municipalities. Provides information to the public regarding zoning projects, issues and statistics. Provides limited supervision to co-workers. Reports to the Planning Director.

Requires a Bachelor's degree in city and regional planning, business administration or other relevant field supplemented by one to two years of planning/zoning administration experience, or an equivalent combination of education, training and experience that provides the required knowledge, skills and abilities. Requires excellent communication skills. Salary dependant upon qualifications.

Greenwood County is a growing community of 70,000 citizens in the Piedmont region of western South Carolina located between Greenville, Anderson, Columbia and Augusta.

Apply or send resume to: Greenwood County Personnel Office, 600 Monument, Box P-103, Greenwood, SC 29646.

*To post a job on both
the webpage and in
the newsletter contact
Pat Collins at
jpcol44.bellsouth.net
The fee is \$50.00*



Copterviews LLC, Myrtle Beach, SC was just one of the exhibits at the fall conference.

2006 SCAPA Fall Conference, Myrtle Beach, SC. A PICTURE IS WORTH A THOUSAND WORDS.....





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THE PALMETTO PLANNER

Managing Editor: Pat Collins
The PALMETTO PLANNER is the official newsletter of the South Carolina Chapter of the American Planning Association. Newsletter contributions are encouraged from SCAPA members and others. Material selected for publication may be edited to conform to space or other requirements. Please email contributions to the Newsletter to jpcol44@bellsouth.net. Articles published in the Palmetto Planner should be no more than 750 words. Please include your name, organization, and contact information.

MARK YOUR CALENDARS

SCAPA 2007 SPRING CONFERENCE

April 24 Madren Center, Clemson, SC

SCAPA's Spring Conference is being held April 24 and 25 as a joint conference with AIA and the SC Design Arts Partnership. You can find information at www.scdesignsummit.org.

Hotel accommodations have been made at the Sleep Inn and Days Inn in Clemson. Mention you are a SCAPA member for a special rate of \$62.00 per night. Space is limited so reserved yours soon.

SCAPA 2007 SUMMER CONFERENCE

June 22 Embassy Suites, Columbia, SC

SCAPA 2007 FALL CONFERENCE

October 24 - October 26, Francis Marion Hotel, Charleston, SC

For more information contact:

Pat Collins at 864-221-1433 or jpcol44@bellsouth.net

AICP EXAM TRAINING

June 21

July 19

August 16

September 6

September 20

For more information contact:

Stephanie Monroe, AICP City of Spartanburg

864-596-2071 smonroe@cityofspartanburg.org

Get Great Exposure for One Low Price

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The Palmetto Planner is a quarterly publication of the South Carolina Chapter of the American Planning Association with over 475 members. The newsletter provides information on current planning topics, chapter conferences and activities and job opportunities.

Advertisement space is the Palmetto Planner and the SCAPA webpage is available on a yearly basis.

The fee for a Business Card Advertisement is \$200.00 per year.

For further information contact Pat Collins at 864-221-1433 or email jpcol44@bellsouth.net



The members of SCAPA would like to extend a special thank you to **Stephanie Roberts**, Parsons Brinkerhoff for the outstanding work she is doing on our Web Page.



A special thank you to all of the sponsors for helping to make our 2006 Fall Conference a success!

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