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# The Palmetto Planner

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HAVE A SAFE AND

HAPPY HOLIDAY

SEASON.....

## SC Academy for Planning Update

The Planning Academy would like to congratulate our most recent graduates:

### Planning Commissioners:

Geraldine Bennett, Town of Saluda

Diane Chmelik, Beaufort County

Nancy Hamilton, Town of Blythewood

Gene Limehouse, Dorchester County

Terri Turner, Aiken County

### BZA Members:

Herman Dwight, Jr., Dorchester County

Robert Pratt, Dorchester County

Since the passage of S204, with its accompanying education requirements for appointed board and commission members and planning staff, the Planning Academy Board has been reflecting on the original goals of the Academy and looking to the future needs of the planning community in the state. The debate continues, but it is certain that the Academy will continue to provide relevant educational opportunities for appointed board and commission members in matters related to local government planning. We are also committed to providing training that will help planning departments satisfy training requirements for planning staff.

We originally planned to provide a 6-hour orientation course in October of 2004 to help jurisdictions meet the educational requirements of S204 by the end of 2004. However, the extension of the deadlines for larger jurisdictions that was granted by the legislature earlier this year made provision of this training less urgent. The decision was made to postpone any training until the Oversight Committee for the educational requirements of S204 establishes guidelines for required coursework and submission by possible providers.

Representatives of the Planning Academy Board, the Municipal Association of S.C., Clemson University, USC's Institute for Public Service and Policy Research, the S.C. Association of Counties and the Appalachian Council of Governments will meet in early October to discuss common goals and issues related to the provision of training in compliance with the educational requirements of S204. We are hopeful that this meeting will be the catalyst for coordination and cooperation among these and other groups in this very important effort.

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## SOUTH CAROLINA CHAPTER

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## SAVING A COMMUNITY: THE TOWN OF MONROE, N.C.

When provided with a motivation for doing so, builders will choose brick to create affordable, quality housing. Through regulation and reward, the Town of Monroe was able to stem more than a decade of decay and blight, and to entice builders to create structures that would be a credit to the community.

"You get better quality housing when you provide an incentive to builders," said Planning Director Wayne Heron. "Builders need to make money and people need good places to live. Everyone wins when, for example, you allow builders to increase their lot density in exchange for using more brick."

In the 1990s, growth from Charlotte started to change the face of Monroe, N.C. According to the town's land development plan enacted in 2000:

"... changing demographics and development patterns within Union County during the 1990s had a profound impact ... concentrated poverty in our schools and rental rates estimated to exceed fifty percent of the total dwelling units [were] some of the more significant challenges ... Many of [the town's] older neighborhoods [were] suffering from an encroachment of incompatible development and increasing blight. Some of the newer subdivisions ... provide few amenities, are showing signs of decay and decline. The city [has become] a target for starter home subdivisions and multi-family development."

With few regulations in place, infill housing was of lower grade than surrounding property. Though newcomers were welcomed in Monroe, the multi-family units built to accommodate them threatened property values in neighborhoods. Previously a small town with a strong sense of community, Monroe faced a steeply rising percentage of transitional residents.

Longtime residents were moving out. In their place came renters and few buyers. Charlotte's high housing costs and Union County's one-unit-per-acre housing regulations meant builders bypassed these locations and headed to Monroe with housing built of lower quality materials and priced for renters or first-time homebuyers.

Builders maintained the quality of construction was all the market would bear.

In an effort to welcome new Monroe residents and manage growth, neighbors and city officials bonded together and struck a delicate balance between:

- Housing size
- Amenities
- Siding and building materials
- Property values
- Welfare of the community

Approved in May 2000, the Land Development Plan was the culmination of two years of study and discussion led by the Land Development Committee. Members of the committee were appointed by the City Council and included City Council and planning board members, chairmen of the board of adjustment and historic district commission, and concerned citizens. The plan was developed in collaboration with planning staff and the Centralina Council of Governments.

Repeated throughout the plan were themes of compatibility, particularly with existing structures; fear of urban sprawl and decay; concerns regarding environmental impact; and quality of life, which underlined them all.

The Land Development Plan resulted in the Unified Development Ordinance, which was adopted in December 2003. Through the UDO, Monroe now uses three techniques to improve the quality of housing in the area: Neighborhood Overlay Districts, Single Family Supplemental Ordinances, and Conditional Districts.

Residents manage change in their own communities through the Neighborhood Overlay Districts. These districts provide specific guidelines regarding the size of a home, the look of the exterior and other details pertinent to a builder interested in creating infill housing. The districts resulted from 18 months of conversations between city council, city planners and homeowners. To become an overlay district, a majority of homeowners in an area agreed to be governed by additional local ordinances and often provided deed restrictions to be codified by City Council. Today, new and existing subdivisions can apply to become part of a Neighborhood Overlay District.

Another method used to moderate infill housing, especially in the historic area, was the Single Family Supplementary Ordinance. In essence, this ordinance says that new housing must look like existing housing or be made of a better quality material. For instance, if a new home were being built in an area with all vinyl homes, the builder would have the option of constructing the new home out of vinyl or brick. In an all or majority brick subdivision, however, the builder only would have the option of using brick.

The final method used to improve the quality of housing involved the creation of Conditional Districts where new subdivisions were being built. Normally, a builder would be limited to three or three and one half units per acre. However, if the builder agreed to raise the percentage of brick used in construction, city planners would increase the number of units allowable per acre – making the builder more money on his or her investment.

These three brick-friendly techniques have accounted for a rise in quality construction. Surprising to most builders, the market has continued to grow – the market *will* bear brick materials. Monroe is well on its way toward achieving its goal of “stable, well-kept residential neighborhoods” and being “*the* community of choice in the Charlotte metropolitan region” thanks to community involvement, concerned leadership, and incentive and compromise with the commercial community.

**JUST THE FACTS:**

Town: Monroe, North Carolina

Population: 27,756 (2002)

Founded: 1844

Neighborhood Overlay Districts and Masonry Ordinances for Exteriors:

- Yorkshire Place – 100% brick
- Myers Meadow, Phase II – 100% brick
- The Karrington – 100% brick
- Bridgewater – 100% brick, stone, stucco or combination thereof
- Carmel Village – 100% brick, wood, stone or combination thereof
- Trull Place – 100% vinyl, brick or combination thereof
- Windmere – 85% brick
- Savannah Way – 25+% brick, stone or stucco
- Timberlake – 25+% brick, stone or stucco front wall; 0% asbestos shingle or concrete block
- Bramblewood – 0% vinyl, unfinished concrete, masonite or metal siding
- Northwods – 0% asbestos shingle or concrete block

**If you would like more information on masonry ordinances or have questions about masonry construction in general, please feel free to contact the Brick Association, 1-800-62-BRICK or <http://www.gobricksoutheast.com>.**

Monroe Contacts:

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## Got something to share?

What ever it is, we'd like to hear from you. Show case a project, express an opinion, or just share issues and information in the planning field.

Deadlines for submittal to the Palmetto Planner are:

- Winter 2004 Issue 12/15
- Spring 2005 Issue 03/15
- Summer 2005 issue 06/15
- Fall 2005 issue 09/15

## Have you moved recently?

Be sure to UPDATE your record by contacting APA by phone: (312)-431-9100, visiting:  
<http://www.planning.org>  
or by email:  
[membership@planning.org](mailto:membership@planning.org).

This automatically updates your SCAPA records too...

## SCAPA COMMITTEE CHAIRS AND CONTACTS

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### Membership/Bylaws:

Phil Lindler 864-9428636  
[phil@co.greenwood.sc.us](mailto:phil@co.greenwood.sc.us)

### Awards and Public Relations:

Open

### Information Resources:

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### State Mapping Advisory:

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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: Pat Collins:

[pcollins@cityofclermson.org](mailto:pcollins@cityofclermson.org)

Articles to be published in the Palmetto Planner should be no more than 750 words. Use spell check and write in the active voice. Please include your name, organization, and contact information.

**Articles may be edited.**

GLORIA BURNS, CHERYL MATHENY, and PAT COLLINS MAN THE REGISTRATON DESK

## UP DATE OF THE DEBBIE LIEU SCHOLARSHIP FUND

Response to the establishment of the Debbie Lieu Memorial Scholarship Fund has been tremendous. As of September, 2004, \$3,665 has been donated to the fund. In August of 2004 Chapter Administrator Pat Collins put \$3,415 (the amount collected to that date) into a 9 month CD to gather interest for the Fund.

A Scholarship Committee has been formed to develop guidelines for scholarship awards and to supervise management of scholarship funds. Members include Cheryl Matheny, Sharon Richardson, Joan Holliday, and Barry Nocks. The Committee hopes to draft award guidelines and formalize fund management procedures by early 2005.

The first Memorial Scholarship Raffle was held at the 2004 Fall Conference in Hilton Head. The raffle was a huge success, with more than \$1500 raised for the fund. The most exciting news is that combined with our previous donations we now have more than \$5000 in the Scholarship Fund.

A special thank you to everyone that participated in the raffle, especially to all of you that donated items and worked so hard to sell tickets and make the raffle possible. After the tremendous success of the first Annual Scholarship Raffle we are looking forward to an even more successful raffle next year. With that in mind, we hope tht everyone begins to think now about items that they would like to donate to next year's raffle.

## REMEMBERING DEBBIE

Donations to the Debbie Lieu Scholarship Fund should be made to "SCAPA" with the notation "Debie Lieu Scholarship Fund" included on all checks. Please send to :SCAPA P.O. Box 683, Clemson, SC 29633

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# Student Chapter Update

Fall 2004

Hello,

Thank you for reading this edition of the Palmetto Planner. My name is Justin John Price, and I am the current Student Chapter President of SCAPA. Fall is beginning to shove the last days of summer aside, and on-campus students unfamiliar with the area have been privileged with and surprised by the mild days and cool nights. This fall we welcomed back the second-year planning students from their various internship locations, and have had several informative and interesting discussions comparing our experiences. We also welcomed a new class of fifteen first-year planning students to our family. As always, this entering class comes from a wide-array of backgrounds and undergraduate programs. We have also added a new faculty member to campus for the second year in a row, and I would like to take this opportunity on behalf of the planning students to welcome Professor Anne Dunning to Clemson

We will continue our student service project, volunteering with Pickens County Habitat for Humanity and their Saturday Build programs. I am happy to say that last year's house is occupied and the entire development is almost built-out. As a group, we are still amazed by the depth of the affordable housing issue and the myriad of issues intertwined with affordable housing. The Clemson Habitat location was blessed with access to the CATBUS Transit system, and residents have free access to several neighboring municipalities. However, all of us realize how unlikely it is for most rural and small-town affordable housing projects to have such access. South Carolina has some work to do, as does the rest of the country, in assuring that average Americans as well as the working poor have reasonable access to decent and affordable housing.

The second-year students have begun work on their Literature Reviews for their Thesis/Terminal Projects. The task is daunting, but we are all making some headway. Topics have ranged from impact assessment and development feasibility to best practice models and ordinance review. For those of you who have a Terminal Project or Thesis in the Gunnin Library Collection let me say thank you for your hard work. Your projects serve as great inspiration that the process does eventually come to an end, and we hope our products will carry on the high standard of quality performed in the past years. The first-year students have also had their first experience with late nights in the GIS lab and wrestling with the Quantitative Methods course. I can not believe it has already been over a year since I was sitting in Lee Hall taking my first exam as a planning student.

## Advertising in the SCAPA Newsletter

THE PALMETTO PLANNER is a quarterly publication of the South Carolina Chapter of the American Planning Association.

The following information will assist you in submitting your advertising, and ensure that your ad appears as intended.

Advertisements are accepted at the discretion of the editor. Only camera-ready (high resolution) art is accepted: laser

output, linotronic output, and halftone reproductions. Payment must accompany

ad copy. Send your camera-ready copy, along with payment to SCAPA, P.O. Box 683, Clemson, SC 29633-0683.

For further information, call Pat Collins at 864-221-1433 or email at: [pcollins@cityofclemson.org](mailto:pcollins@cityofclemson.org)

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\$120 per year (member)

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#### **SPECIAL:**

**\$200 per year to advertise in both the PALMETTO PLANNER and at [www.scapa.org](http://www.scapa.org)!!!!**

#### Quarter Page (4 1/2" x 4 1/2")

\$150 per issue (member)

\$185 per issue (non-member)

\$500 per year (member)

\$535 per year (non-member)

#### Half Page (6 3/4" x 4 1/2")

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\$850 per year (member)

\$885 per year (non-member)

#### Full Page (6 3/4" x 9 3/4")

\$400 per issue (member)

\$435 per issue (non-member)

\$1350 per year (member)



Dr. Farris talks with old friends at the joint conference in Hilton Head.

## 2004 SCAPA AWARDS

Part of the annual Fall SCAPA conference is the recognition of excellent planning projects from across the state. Nominees were submitted in early October, and a committee of SCAPA members met to review each proposal. The awards committee consisted of Jennifer Dole of Lower Savannah COG, John Gardner of Greenville County, Walter Scharer of the City of Anderson, Wayne Shuler of Central Midlands COG, Stephen Strohming of Aiken County, and Rick Green of Upper Savannah COG.

Awards were given for Planning Advocate as well as for excellent projects in the large jurisdiction and multi-jurisdictional category.

**Upstate Forever** received the award for Planning Advocate because of their on-going efforts in a wide spectrum of activities. From their work as a land trust to their environmental improvement efforts, Upstate Forever is an important friend and partner of planners across South Carolina.

**Spartanburg County** was recognized as the multi-jurisdictional project winner for their SPATS Ten-Year Master Plan Update. This project encompassed not only several jurisdictions, but also an aggressive effort to inform and include the public in decision making. In addition, the overall quality of the finished document was noted as an excellent way to transcribe a vision into a concrete plan of action.

The final award went to the **Clemson University Department of Planning and Landscape Architecture and the City of Greenville** for their Springwood and Richland Cemeteries Master Plan. Most local governments have to deal with effectively and respectfully planning for cemeteries. This plan addressed issues with two cemeteries in an urban setting that were separated by development and racial divisions. The final product, winner of the outstanding planning project for a large jurisdiction, proposes connecting the two cemeteries, suggests maintenance and safety improvements, and utilizes technology to document the thoughts and feelings of people concerned with preserving both cemeteries.

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## SCAPA Holds Joint Conference with SC Urban and Community Forestry Council

HILTON HEAD ISLAND –

If you weren't able to be there, you missed it! More than 200 people attended the SCAPA Fall Conference at the Crowne Plaza Resort on Hilton Head Island on November 10 through 12. Some of the responses included:

- "The best SCAPA conference in the last five years."
- "Great networking, good speakers, and alot of fun"
- "Best ever! "
- "Excellent conference"
- "Great combination of topics; professional fields"

The conference began with a welcome by Tripp Muldrow of SCAPA and Bob Vecchio of SCU&CFC. The afternoon sessions included Dr. Kathleen Wolf of the University of Washington, Dr. Terry Farris of Clemson University, and Mark Busciano of the United States Forestry Service. These joint sessions set the tone for the conference by showing the importance of planning and urban forestry initiatives that are taking place across the country. The sessions were designed to help professionals in both fields understand the trends taking place.

Thursday was the busiest day of the conference as fourteen options were provided to conference attendees. A planning tract and a forestry tract were offered as well as two mobile workshops.

The highlights of the conference were the SCAPA and SCU&CFC Awards Luncheon and the Lowcountry Boil Dinner and Live Auction. Both were held on Thursday. The Awards Luncheon was big hit as raffle tickets for the Debbie Lieu Scholarship Fund were sold prior to the event and a number of attendees received terrific prizes!

The Lowcountry Boil Dinner was a special time for both group's members to socialize and enjoy a feast on the deck overlooking the ocean as well.



and one mobile workshop to Spring Island.

terrific!! Tripp Muldrow and the Programs Committee did a wonderful job in  
Leverette of the Urban and Community Forestry Council deserve a special  
over the last year in preparation for the event. We look forward to working

es with a colleague.

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### REMINDER ..... Election of Officers

It is time to start thinking about the election of the new officers for the upcoming term (2005-2005). Nomination forms are available on the SCAPA website [www.SCAPA.org](http://www.SCAPA.org). For more information please contact Tripp Muldrow at [tripp@arnettmuldrow.com](mailto:tripp@arnettmuldrow.com)

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[wcarroll@pbsj.com](mailto:wcarroll@pbsj.com)

### SCAPA Associate Membership

Join SCAPA as an Associate Member and take advantage of the following opportunities:

- Quarterly Chapter Newsletter.
- Training Workshops for Planning Commissioners and Board Members.
- Membership Conferences on State planning related legislation, growth management initiatives, preservation of natural and historic resources, beautification, and topics related to Planning.
- Participation on SCAPA Committees.

Annual Dues: \$35.00

For more information contact: [pcollins@cityofclemson.org](mailto:pcollins@cityofclemson.org)

### SCAPA MISSION STATEMENT

The South Carolina Chapter of the American Planning Association is organized to advance the art and science of planning and to foster the activity of planning - physical, environmental, economic and social - in South Carolina. The objective of SCAPA is to encourage planning that will contribute to the public well-being by developing communities and environments that meet the diverse needs of South Carolina.

# THE PALMETTO PLANNER

Quarterly Review of the South Carolina  
Chapter of the American Planning Association



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