It seems that 2011 has gotten off to a very productive start for SCAPA. This will be evident in the feature articles in this edition of the Palmetto Planner. At the heart of this productivity is our joint SCARC/SCAPA Conference, “GIS and Planning, Impacting the Palmetto State”, scheduled for February 23-25 in Columbia. This is a wonderful opportunity to explore the synergy between GIS and Planning functions. The quality, depth and value afforded by this joint conference are unprecedented. The Program Committee, under the Leadership of Robert Moody and Leah Youngblood, are to be commended for the excellence of this educational event.

At the Executive Committee Retreat last December, a budget was adopted for 2011, a meeting schedule was established, the Strategic Plan was updated and committee chair assignments were given to elected and appointed members. These Committees and Chairs are:

Programs:  
Robert Moody, AICP & Leah Youngblood, Esq. (Co-Chairs)

Legislative:  
TysonSmith, Esq., AICP

Membership:  
Jean Pool

Finance/Budget:  
Andrea Pietras, AICP

Communications/Website:  
Ernie Boughman, AICP

Professional Development:  
Wayne Shuler, AICP

Student Chapter President:  
Stephen Julka

I would like to encourage all members to become active in one or more of these committees. This is where real leadership happens and where you can really make a difference in our organization. If you are interested in serving please contact the committee chair listed on page two of this issue.

Also during the Retreat, the Executive Committee adopted several Goals and Objectives for 2011 based on the updated Strategic Plan. This will help us to evaluate and set minimum chapter performance standards. Our Strategic Plan is a road map to help us understand and reach our potential. The adopted 2011 Goals and Objectives are:

GOAL: Provide quality planning conferences, with varied locations, topics, and formats, in response to members’ preferences. Strive to include regional/national speakers, mobile workshops, displays, professional networking opportunities, and other features of interest to participants. Balance profitability with affordability.

Objective #1: Provide a minimum of 3 conferences with applicable planning themes in different geographical areas of the state.

Objective #2: Achieve a profit margin of approximately 10% revenue over expenditures per conference.
Executive Committee

CONT. PRESIDENT’S MESSAGE

GOAL: Organize, recruit students for, and supervise the annual AICP exam preparation course. Recognize successful exam candidates as new AICP members in the newsletter, on the Web site, and at conferences.

Objective #1: Increase the number of those taking the national exam versus those participating in the AICP Exam Prep Course by 5% over 2010 levels.

GOAL: Identify non-member planners and planning officials in the state & market SCAPA services and membership with a goal of 600 members by the end of 2015.

Objective #1: Increase membership numbers by 5% over 2010 levels.

Lastly, I would like to remind our members of the upcoming APA National Conference in Boston, MA April 9-12. A key focus of the 2011 Conference will be on providing attendees with a full range of tools to respond to today’s changing economic conditions while maintaining department relevancy and meeting the needs and expectations of our customers. For those of you planning to attend, SCAPA will strive to provide an opportunity for our members to meet, network, and socialize in a city where planning is not only a tradition but is alive and thriving.

Have a great Spring and please don’t hesitate to contact me if you have any questions, comments, or concerns.

Sincerely,

Susan Britt

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803-254-4400
eboughman@bpbarber.com
Membership Minute

Chapter Only Memberships

Chapter Only memberships are available through APA. Join SCAPA without joining APA for $35.00 annually. To become a chapter only member 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

Does APA have your correct information?

SCAPA distributes all informational materials electronically. In order to ensure receipt of these materials you need to make sure 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/mypage. 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.

2011 TASC Training Event and Exhibition

March 19-23, 2011, Hilton Myrtle Beach Resort

The 30th Transportation Association of South Carolina (TASC) event, organized by Clemson’s T3S training program, will be held this year at the Hilton Myrtle Beach Resort March 19-23, just a bike ride away from the East Coast Greenway!

The training will be most beneficial to those planners who work closely with transportation officials and citizens who are interested in multimodal transportation connections, showcasing the latest in the transit industry. The training will also feature true multimodal planning mobile workshops, recognizing that every trip begins as a pedestrian, whether you choose to continue your journey by bus, bike, or train.

The deadline for the hotel reduced rate is coming up soon: Feb. 15th.

Any questions, please direct them to Shaun Gaines at jgaines@clemson.edu or (864) 656-1456.

For all conference information go to:

JOB LISTINGS ON THE SCAPA WEB PAGE

Project Coordinator
New River Valley Planning District Commission, VA
(updated February 15, 2011)

Community Outreach Facilitator
New River Valley Planning District Commission, VA
(updated February 15, 2011)

Senior Planner
Mulkey Engineers & Consultants
(updated February 15, 2011)

Development Services Director
City of Fayetteville, NC
(updated January 26, 2011)

Deputy Planning Director
Richland County, SC
(updated January 19, 2011)

Zoning & Flood Prevention Administrator
Colleton County, SC
(updated December 27, 2010)
2011 has arrived, and it is no surprise that the state of the economy continues to prove challenging to businesses and government agencies around the world. However, I am pleased to report that the SCAPA Executive Committee approved the following balanced budget for 2011 and that our reserve fund balance, which can be utilized to weather economic downturns, remains over $19,000.

### 2011 SCAPA BUDGET

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The SCAPA Executive Committee is committed to continuing to provide a high level of service to our members at a reasonable cost.

**Andrea**

Andrea N. Pietras, AICP, SAPA Secretary/Treasurer
This year is starting out with our first joint conference with the SC Arc Users Group or SCARC. We estimate that over 300 people will attend, which is about twice what we typically encounter at a SCAPA conference. Following is an overview of this year’s slate of conferences.

**Winter Conference** – Columbia, SC

SCAPA has joined forces with SCARC to host a joint statewide conference at the Columbia Metropolitan Convention Center, **February 23-25, 2011**. As planners, we understand that GIS continues to have a positive and lasting impact on our profession. A variety of topical sessions will include plenty of technical information that will benefit both beginners and experts alike. In addition, PlaceMakers will offer a full-day workshop on the *SmartCode* as part of the regular conference registration. This form-based code has received widespread acclaim. The quality, depth and value afforded by this joint conference are unprecedented. Please don’t let this opportunity pass to attend a national-level conference in the Palmetto State at a fraction of the cost. The registration rate is $180 or $80 for students. To register go to [scarcgis.org](http://scarcgis.org)

**Summer Conference** – Shaw Air Force Base, Sumter, SC

The defense industry has helped shape South Carolina’s history since the colonial period. Join us this July when we meet at Shaw AFB to learn more about the impacts that the military continues to have in communities across the state. Program details will be released in March.

**Fall Conference** – Upstate SC

We are still accepting proposals for a host site for this year’s fall conference. Generally, we are looking for a reasonably-priced facility that can accommodate 150-200 attendees for 1 ½ to 2 days of workshops with space for 3+ separate program tracks. The deadline to submit a proposal is March 15th. Please contact Pat Collins, Chapter Administrator, for details.

**Leadership Opportunity**

Please consider increasing your level of participation at an upcoming conference by sharing your work as a presenter or working on a local host committee. We are excited about this year’s conference schedule and look forward to seeing you soon!

Robby Moody, AICP  Leah Youngblood, Esq. AICP
President-Elect  Programs Co-chair

For those who are interested in taking the AICP Exam, SCAPA will be holding an exam prep. class. Tentative date are July 15, August 19, September 16 and September 30. Additional information will be available later this year. If you have any questions, please email me at wshuler@CMCOG.org.
Beginning a decade ago, the Town of Bluffton set its course once Hilton Head Island began to reach the “build out” stage of development. Town of Bluffton officials began to recognize the amount of growth the Town would soon face. All of the land outside the original “one square mile” of the Town was in the jurisdiction of Beaufort County. Instead of ignoring growth in the area, the Town began to annex land in order to possess some local control over future development. In less than two years, Bluffton had grown from a square-mile-town to more than fifty square miles, a majority of which is located five or more miles from the heart of the town. In November 1998, Bluffton annexed Palmetto Bluff (20,660 acres) and the Shults Tract (620 acres), in April 2000, the Buckwalter Tract (5,600 acres), and in June 2000, the Jones Tract (4,400 acres).

In recent years, the waterways of Southern Beaufort County, including the Okatie-Colleton, May and New, have become increasingly degraded, so much so that the rivers defining Bluffton Township (classified as Outstanding Resource Waters) are now listed as “impaired” by the Department of Health and Environmental Control. But how is Bluffton’s exponential growth tied to river degradation?

With a few exceptions, the settlement pattern south of the Broad River has been comprised of conventional suburban sprawl: single-use, single-family detached subdivisions, strip-commercial, and auto-dominated thoroughfares which brings with it a high percentage of impervious surface. The clearing of land for sprawling suburban development is directly linked to the impaired waterways because without enough natural landcover left intact to serve its filtering function, stormwater carries sediment and pollutants across impervious surfaces and directly into the rivers. The impacts of impervious surface are exponential: a one-acre parking lot produces 16 times the volume of runoff that comes from a one-acre meadow (Schueller & Holland, 2000). Therefore, developing under a conventional suburban sprawl settlement pattern guarantees enormous stormwater volumes while amplifying its negative impacts on our waterways.

Sprawling suburban settlement and high percentages of impervious surface typify development in
Moreover, the streams, creeks, marshes and rivers surrounded by filled and impervious watersheds are less diverse, less stable, and less productive than those in natural watersheds. (Schueller & Holland, 2000) Streams in watersheds with more than ten percent hard surfaces become physically unstable, causing erosion and sedimentation, (Booth, 1991; Booth & Reinelt, 1993) and habitat quality falls below the level necessary to sustain a broad diversity of aquatic life. (Booth, Booth & Shaver et al., 1995) In sum, a watershed's diversity, stability and quality become increasingly compromised as percentages of impervious surface increase. As a general rule, a ten-percent [impervious surface] threshold establishes an empirical point beyond which ecosystem function, in general, declines because of individual and cumulative stresses. (Beach, 2002) Studies specifically focusing on coastal estuaries have confirmed that general degradation begins at the ten-percent impervious threshold. (Taylor, 1993) There is an indisputable positive relationship between the traditional development pattern (compact, mixed-use, traditional neighborhood development) and its minimized impervious surface that ultimately results in greater water quality.

Over the past decade, various stormwater management techniques have been employed in an attempt to mitigate the impacts of stormwater runoff caused by impervious surface without altering the conventional suburban settlement pattern. These techniques include, but are not limited to: stormwater management ordinances, Best Management Practices, devices at the end of outfalls, and maintenance and repair of stormwater retention ponds. However, the current inventory of on-site safeguards does not allow us to ignore the ten-percent rule. The only aquatic systems that will retain the full range of species and ecological functions will be those where less than ten percent of the watershed is impervious. (Schueller & Holland, 2000) The goal, therefore, must be to maintain as many of these watersheds as possible. This conclusion has been documented by Beaufort’s Clean Water Task Force (A Blueprint for Clean Water, 1997); in the Summary of Findings of the Workshops on River Quality Overlay District Ordinance for Beaufort County (S. V. Cofer-Shabica, 2000); and in recommendations of the Beaufort County Special Area Management Plan (2002). This is not to discount the need for stormwater protection technologies that help minimize water quality impacts. Additionally, a variety of design-level techniques can be employed to achieve just such a result. The Light Imprint Handbook, produced by Duany, Plater-Zyberk and Company, offers an array of options.

While local governments grapple with the technological fix, the pattern of settlement has rarely, if ever, been discussed. The facts: lower density development, or “sprawl” scenarios, create more run-off and consume 2/3 more land than high-density, or “town” scenarios per household. Developing at a high density accommodates more growth while leaving more land undisturbed. (EPA, 2006). For the same number of households, densities greater than eight dwelling units per acre would have “significant” reduction in pollutant loads in comparison with suburban densities, and “substantial” per capita reductions in both runoff volume and pollutant load at densities of 16 – 32 dwelling units per acre (Jacob and Lopez, 2009). The Belle Hall study in Charleston, SC clearly demonstrates the stormwater and pollutant load reductions possible by employing higher density, traditional town development as illustrated below.
The Belle Hall Study modeled impervious surface, stormwater runoff, and pollutant load under the conventional suburban sprawl model and the traditional town development model.

Abundant research over the past three decades has proven that site-level practices, in the absence of land use reforms, cannot protect aquatic ecosystems from decline (Cohn-Lee and Cameron, 1992). It is virtually certain that unless development patterns change, then next twenty years of coastal growth will precipitate severe and irreversible declines in our estuaries and near-shore waters (Beach, 2002). While the ten percent rule can be bent, it cannot be broken. Therefore, we hold the following to be true: compact settlement patterns are the truest form of water quality protection. The Coastal Conservation League undertook this study to examine existing and planned development in the three watersheds to determine whether a retrofitted settlement pattern could yield protection of the respective waterways. The goal became to obtain a maximum 10% imperviousness for each watershed.

Methodology—Sector Planning

“Sector” is a term for a geographic area. In the Smart Code, there are seven specific sectors for regional planning that establish the legal boundaries for open space and development. (SmartCode v.9.2) The Sectors utilized in this study are briefly defined as follows:

- 0-1: Preserved Open Space and 0-2: Reserved Open Space denote areas for protection of open lands (primarily open space);
- G-1: Restricted Growth Sector, G-2: Controlled Growth Sector; and
- G-3 and G-4 are for successional communities; and
- G-5: Sprawl Repair Sector.

The intent is to enable the region to retain natural infrastructure and character derived from topography, woodlands, farmlands, riparian corridors and coastlines by planning for protected land, and to encourage infill and redevelopment of new communities contiguous to existing, settled areas and integrated in the existing urban pattern.

Using sector-based planning is advantageous for managing regional change because it incorporates both scale (sector and community) and context (rural, sub-urban, urban center). Sector planning recognizes that natural systems function at scales larger than an individual unit or development. Additionally, sectors are regionally calibrated and can be updated easily. (SmartCode v.9.2)

The spreadsheets analyze each development in the Township and calculate the impervious surface cover as they are planned now and after suggested transfer of development rights and/or retrofit. This numerically demonstrates a solution for the current pattern by describing what developments can transfer development rights or retrofit future phases to accommodate growth at a higher density and retain open space.

Further supporting the improvements that can be achieved, the 2006 EPA Report “Protecting Water Resources through Higher Density Development,” models build-out and impervious surface cover in a traditional town development model versus conventional suburban sprawl. Traditional town development, or 8 units per acre, was 25% more efficient than conventional suburban sprawl of 4 units per acre, saving nearly 15,000 cubic ft/yr of stormwater runoff per acre (EPA 2006).
The conventional sprawl model produces twenty (20%) percent impervious cover across a ten-thousand (10,000) acre watershed, whereas a traditional town model only produces about eight (8%) percent.

The Belle Hall Study in Charleston, SC demonstrated thirty (30%) percent great efficiencies under a traditional town model versus a conventional sprawl model. (Dover, Kohl & Partners, 1996) Habersham in Northern Beaufort County includes a traditional town model for non-residential development, in which the approximate impervious coverage averages only thirty-five (35%) percent, compared to conventional sprawl commercial impervious averages of sixty to seventy (60%-70%) percent, or greater.

Transfer of Development and Retrofit Potential

In 2007, the Town of Bluffton passed a Transfer of Development Rights (TDR) Ordinance. Under the TDR Ordinance, a developer can sell density, defined as residential units or square footage of non-residential development, to the TDR Bank. Another developer can then purchase density and “apply” it to another development. The TDR Bank was established and funded by bond referendum.

Residential units selected for retrofit were those communities that have not yet completed some/all of their development phases. Here, “retrofit” refers to either sending units to a more appropriate location or redesigning a planned development or phase of development under a traditional town model to accommodate greater density. These developments are located within the G-2 and G-3 sectors and the developer did not sell lots separately from homes. Shell Hall, for example, has two future phases to be built and a nice vegetative buffer between each phase allowing the existing construction (in Phase 1) to exist well, physically and visually, with new construction following the town development style (higher density) in the second and third phases.

Our priority sending areas are those areas at the headwaters of each respective watershed. Protecting the headwaters through buffer zones and undeveloped land is essential to achieving our water quality goals. When possible, all new construction should be transferred away from these areas. Priority receiving areas are those areas with current horizontal infrastructure in place, areas of urban infill and areas of non-residential development that can accommodate additional growth vertically. Typically these were G3, G4, G5 sectors. Densities were transferred across watersheds only when necessary.

Involving Beaufort County is a crucial step in assuring the success of this or any other planning effort. Having Beaufort County land interspersed throughout the Town of Bluffton necessitates the County and Town come to a formal agreement on how to resolve growth and stormwater issues. This study operates under the assumption that such an agreement will be
The Town and County can further facilitate this study’s suggestions through the adoption of a calibrated Form-based code with a sprawl retrofit module. This will allow some development’s existing densities to be retrofitted (when indicated as appropriate in matrix) as opposed to being transferred. A calibrated Form-based code and retrofit module will also promote the retrofit of strip-commercial corridors in order to accommodate mixed-uses, such as residential, civic and park space.

**housing pod**

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**townhouse pod**

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**retail development**

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Findings

Using quantitative and qualitative analyses, it was determined that Bluffton Township could achieve substantially decreased impervious surface and reduce stormwater runoff in both existing and planned developments, and improve water quality, all while creating an enhanced and sustainable public realm. Utilizing the Town’s Transfer of Development Rights Ordinance as a model, retrofitted net density increases produced decreased impervious surface percentages, and total impervious surface coverage within each respective watershed can be realized.

We believe this study demonstrates the necessary next steps that must be taken in order to protect the watersheds and respective waterways in perpetuity, and simultaneously create more sustainable, interconnected and attractive neighborhoods.

1. Most importantly, the Town and County must devise and implement a plan to reduce and maintain impervious surfaces at or below 10% across each watershed.

2. To accomplish this goal, the Town and County should first adopt this sector plan into its Comprehensive Plan, and then move aggressively toward Form-based code adoption while amending development agreement development standards.

3. The Town and County should then begin promoting the sale of density to developers to utilize in accordance with the sector plan.

4. The Town and County should utilize the Light Imprint Development tool box, as well as continuing to use and enforce stormwater management technologies.

The Town and County should enter into an intergovernmental agreement for the formation of a Regional Planning Commission to oversee the implementation of this plan as well as other multi-jurisdictional planning efforts.

We hope this study and its recommendations provide the Town and County with a workable solution for its current water quality and growth management issues. If implemented comprehensively, we believe it will allow the Town and County to remedy its current crisis and set the stage for a more sustainable future. In closing, we must emphasize timing. Any plan must be vetted and applied as quickly as possible in order to achieve maximum impact for our waterways and communities. Time is of the essence. The Coastal Conservation League appreciates the opportunity to study this issue and will continue to support the Town of Bluffton and Beaufort County in its efforts to protect the fragile coastal environment and make Southern Beaufort County a desirable place to live and work.
Sources


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**Advertise in the Palmetto Planner and the SCAPA webpage for one low fee.**

The Palmetto Planner is a quarterly publication of the South Carolina Chapter of the American Planning Association with over 530 members. The newsletter provides information on current planning topics, chapter conferences and activities and job opportunities.

Advertisement space is the Palmetto Planner (4 issues) 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 jpcoll44@bellsouth.net
Surely, spring will be here soon and we can stop acting like it’s winter. In the meantime, we are enjoying newly renovated space in Lee Hall and are watching construction on the addition as the steel is pretty much complete. We anticipate the addition being open for use by January, 2012. The spring semester is well underway and we anticipate our 22 second year students completing their theses and terminal projects by early May. There is an interesting array of topics covered, including transportation, sustainable development practices, water policy, community development, urban food systems, bike plans, neighborhood planning, and historic preservation. The graduating students are well prepared for planning practice, with significant skills and professional experience as part of their program at Clemson.

Similarly, we have 17 first year students who are seeking internships as part of their MCRP program. They have had a variety of core courses in quantitative and land use analysis, GIS, site planning, planning process, economic development, as well as some courses in such specific areas as transportation, water policy or environmental planning. I encourage you to seek our students and hire them as interns if you can.

The Program is hosting an open house for applicants on March 11. We will have an opportunity to meet prospective students, share information about the program and provide a personal view of Clemson University, our program and students.

Many of you are enjoying the SCAPA t-shirts sold by the students at our annual conference, which was a fundraiser to help support their travel to the National APA conference in Boston. Many of our students expect to go to APA this year! Boston will be a bit more orange than usual for a few days. I will also be attending, although not necessarily as a chaperone. Thanks for your support of the students last October—it makes a difference.

Barry Nocks, MCRP Program Director
Stephen Julka, President ,SCAPA student organization
City of Beaufort reorganizes planning services into the ‘Office of Civic Investment’

In addition to the day-to-day matters and work plan of the Redevelopment Commission, over the next 24 months the Office of Civic Investment will complete the Beaufort Civic Master Plan, which will encompass a number of key work products from the Comprehensive Plan including:

- Small area plans for neighborhoods and districts;
- An inventory of needs for the improvement of existing neighborhood parks;
- A collector street plan for the Urban Growth Boundary;
- Specific plans/recommendations for Strategic Community Corridors;
- A master plan for bikeways, greenways, sidewalks, and trails; and
- A Comprehensive Open Space/Green Infrastructure Plan.

The Civic Master Plan will set out a statement of principles and standards affecting City and neighborhood planning across the entire jurisdiction, both current and planned, to the parcel level. It will graphically present these with illustrations for architectural and engineering projects to treat specific areas and problems in Beaufort and its planned growth boundary and to facilitate investment and reinvestment.

To effectively complete the Civic Master Plan, the Office of Civic Investment will conduct a series of detailed planning and design charrettes that will focus on the development of detailed sector plans. The Office of Civic Investment has divided the City into five manageable sectors through which the Office of Civic Investment will organize and lead charrettes to create the detailed master plans necessary for Beaufort’s long term sustainability and resilience.
Each Sector Plan will be comprised of the following elements:

- Physical development/redevelopment plan to the parcel level illustrating the preferred lot arrangements, building typologies and frontages;

- Physical infrastructure plan illustrating preferred street sections for all streets and required improvements;

- Natural systems plan illustrating preferred stormwater management techniques, open space protection/preservation, water access, watercourse buffers, and other natural areas;

- Civic infrastructure plan that identifies opportunities to improve, expand, and/or inject new community facilities/amenities into each sector in a manner that creates a coherent and distinctive armature for the entire community;

- Designation of specific sending and receiving areas to implement a regional Transfer of Development Rights (TDR) program (using work created by others and locally calibrated);

- Civic investment strategy that identifies capital and operating needs for the sector and prioritizes improvements and investments;

- Calibration of form-based code to the block-level; and

- Extensive illustrations providing a visual palette from which to market various development/redevelopment opportunities at a parcel level.

The Civic Master Plan will establish principles and standards that all public and private development will follow. The Office of Civic Investment will identify and promote investment and reinvestment opportunities, block by block, in each neighborhood throughout the entire city, not just one or two neighborhoods.

"Each neighborhood has its history, unique character and physical attributes upon which we will respect, build upon and not destroy," Martin said. The Civic Master Plan will be visual and will give residents and businesses a clear picture of what is intended and will serve as a tool to use to stimulate various development and/or redevelopment opportunities throughout Beaufort.

During the next four months, the first Sector Plan will be completed, including The Point, The Commons, Downtown, The Bluff, The Northwest Quadrant, Dixon Village, Pigeon Point, Uptown Beaufort, Whitehall, and Higgonsonville.

A detailed physical survey of these neighborhoods is currently underway, conducted by graduates from the University of Miami School of Architecture.

The Lawrence Group facilitated and wrote the city's recent comprehensive plan. The firm is a nationally recognized planning, design, development and project-delivery firm headquartered in St. Louis with their regional offices led by Craig Lewis in Davidson, N.C. and Beaufort, S.C.

Metrology is a Beaufort-based strategic planning and consulting firm led by Demetri Baches. Formerly a director with the internationally acclaimed planning and design firm Duany Plater-Zyberk & Company (DPZ) based in Miami, Baches currently heads up DPZ's work in Asia and Australia as a partner of DPZ Pacific.

Both Lewis and Baches are certified by the American Planning Association and by the Congress for the New Urbanism, an organization that promotes walkable, mixed-use neighborhood development, sustainable communities and healthier living conditions. In addition, Lewis is a LEED-accredited professional, meaning he helps buildings, developments and communities ensure a more sustainable future.

For more information on the Office of Civic Investment, contact Josh Martin at 843-379-2233 or by emailing jmar-tin@cityofbeaufort.org.
Strengthening the Green Foundation:
Research and Policy Directions for Development and Finance

March 10-11, 2011
Tulane University,
New Orleans, Louisiana

Tulane University’s new Master of Sustainable Real Estate Development Program (a program of the Tulane School of Architecture) and the Federal Reserve Bank of Atlanta invite researchers, industry practitioners, and policymakers to participate in this conference to advance the understanding and improve the practice of green development and finance.

Green building has been the focus of considerable media attention, and current policy discussions on carbon emissions and alternative energy sources will ensure that this subject remains active. To inform this national dialogue, this conference will bring together top scholars and practitioners to investigate core issues surrounding green development and finance and assess the tools, costs, benefits, and opportunities in financing green development.

FEATURED SPEAKERS

Raphael Bostic
Assistant Secretary
United States Department of Housing and Urban Development (HUD)

Dana Bourland
Vice President of Green Initiatives
Enterprise Community Partners, Inc.

CONFERENCE SESSIONS
Green Community and Economic Development
Green Measurement Criteria and Certification Issues
Organizational/Industry Structure
Portfolio Management
Underwriting
Valuing Green

Federal Reserve Bank of Atlanta and Tulane University Sustainable Real Estate Development

Early registration deadline is Feb. 7, 2011:
Private Sector $150
Nonprofit Sector/Academia $125
Tulane Alumni $125

To register, go to https://www.frbscconferences.org/atlanta/11Green/

On Feb. 8, 2011, the conference rates become:
Private Sector $175
Nonprofit Sector/Academia $150
Tulane Alumni $150

Visit the conference website at www.frbscconferences.org/atlanta/11Green
for more information

QUESTIONS?
E-mail Nancy Montoya at nancy.montoya@atl.frb.org
or contact her by phone at (504) 583-3256.
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