

Day	Time	Lexington A/B
Friday, Oct 9	9:00 - 9:15	SCAPA Updates
	9:15 - 10:15	No Cooling Off: Practical Guidance on Regulating Data Centers - The only thing hotter than the national discourse on data centers might be the server racks inside. As hyperscale campus development interest ramps up in South Carolina, get ahead of the heat with guidance on how to approach proactive local zoning regulation from York and Chester counties. Presented by: Jonathan Buono, AICP, York County; Kelly Cousino, AICP, White Smith Cousino; Sean Scoopmire, AICP, White Smith Cousino; and Jeremy Ward, AICP, CNU-A, Chester County (<u>Law</u>)
	10:30 - 11:30	Ethics in Planning: Bingo! - Learn about current topics in planning ethics, think about how you would handle a difficult ethical situation, and test your knowledge with Ethics Bingo! - a fast paced and engaging game to assess your understanding of the Code of Ethics, the case studies, and historical planning figures. Presented by: Kara W. Drane, FAICP, Colliers Engineering & Design; and Irene Dumas Tyson, AICP, BOUDREAX (<u>Ethics</u>)



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South Carolina Chapter of the American Planning Association Fall 2026 Conference



Welcome to the SCAPA Fall Conference! We're thrilled to bring together planning professionals, students, and community leaders from across the state for a dynamic event focused on advancing the art and science of planning in South Carolina. This conference provides a valuable opportunity to connect, collaborate, and explore innovative solutions to the challenges facing our cities, towns, and rural communities. With engaging sessions, expert speakers, and meaningful networking opportunities, we aim to inspire and equip attendees with the tools they need to make a positive impact in their communities.

This fall, we gather in our state's beautiful and historic capital - Columbia. As we dive into topics ranging from downtown redevelopment and entrepreneurship to resilience and recreation, we also invite you to explore the charm of our host city and county. Whether it's your first SCAPA conference or you're a returning attendee, we're glad you're here and look forward to an enriching and productive time together.



Click this QR code to get information about the conference

Interested in serving with SCAPA? Click this QR code to learn more!





2026 Fall Conference Program

Wednesday October 7 through Friday October 9

Columbia Metropolitan Convention Center

1101 Lincoln St, Columbia, SC 29201

Day	Time	Lexington A/B	Richland A	Richland B	Richland C
Wednesday, Oct 7	10:00 - 12:30	Mobile Tour: Bull Street District. Known as the largest city-center development east of the Mississippi, the Bull Street District is an 181-acre redevelopment community that celebrates a storied history while building vibrant places for people to live, work, and play among restored and new landscapes and buildings. Once the home of the State of South Carolina Mental Health Department, BullStreet has been reimagined through decades of real estate deals, master planning charrettes, master developer leadership, a commitment to building community, and visionary leaders to drive the implementation of the master plan. This two-part session will open with a presentation by Chandler Cox, the Project Manager and Director of Commercial Development for Hughes Development Corporation, on the history of the BullStreet development: the planning processes, the challenges, the successes and what is on the horizon. Following this presentation, three planning, design and development leaders who have been integral to the success of BullStreet redevelopment will share their project implementation experience and the value of bringing visionary plans to life. Speakers: Irene Dumas Tyson; Chandler Cox; Heather Mitchell; Frank Cason; Gregory Tucker (Meet at Segra Park, 1640 Freed Street; Advance registration required, space is limited; Participants must provide their own transportation to Segra Park. Free)			
	1:30 - 3:30	Mobile Tour: Finlay Park Reimagined - Walking Columbia's Modern Transformation of Finlay Park. Join us for a walking tour of Finlay Park, downtown Columbia's signature green space, recently transformed through a major redesign. See how community-driven goals shaped the new park while honoring the site's history, and go behind the scenes of the operations and programming that keep it active, safe and well maintained year-round. Along the way, hear from the people who brought the project to life and take home practical lessons for revitalizing aging urban parks in your own community. (Meet at Convention Center. Free)			
	1:30 - 2:30	Explosive Growth Needs Solid Infrastructure: A Planner's Role in Utility Master Plans - Using BJWSA as a case study, this session explores how planners align utility growth with land use, environmental stewardship, and community needs through regional collaboration, stakeholder engagement, and equitable, resilient water and wastewater planning. Presented by: Katherine Amidon, AICP, Bolton & Menk, Inc.	A Fresh Start after Two Decades: The Williamsburg County Comprehensive Plan - It had been more than 20 years since Williamsburg County adopted a comprehensive plan, and the County faced significant unmet needs across every plan element. The session offers a model for other rural, under-resourced counties pursuing their first comprehensive plan in a generation. Presented by: Glenn Coyne, FAICP, Goodwyn Mills Cawood; Kalanos Johnson, Goodwyn Mills Cawood; and Kelvin Washington, Williamsburg County	How to Fit New Housing In or Near Existing Neighborhoods - As communities work to produce more housing, locations increasingly include existing single-family neighborhoods. This session explores lessons learned and offers practical recommendations for how and where to introduce new housing in existing neighborhoods. Presented by: Tony Perez, Opticos Design; and Michael Frixen, AICP, City of Greenville	Beyond Appearance Corridors: The Spartanburg County Corridors Plan - This session covers how the Gateway Corridors Plan ties together several major concurrent County initiatives, including the adopted Safety Action Plan and a \$20 million USDOT Safe Streets and Roads for All grant for Asheville Highway and North Pine Street, into one coordinated vision. Presented by: Todd Okolichany, AICP, LEED AP ND, Spartanburg County; Kevin Bacon, AICP, Toole Design; and Travis Brown, PE, Spartanburg County
		From Neighbors to Guests - This moderated panel discussion will look at the different approaches to regulating and enforcing short-term rental ordinances in Columbia, Greenville, and Charleston. Presented by: Justin Steinmann, ACIP, City of Columbia; Andrew Livengood, City of Columbia; David Hatcher, City of Columbia; Kris Kurjiaka, AICP, City of Greenville; and Jason Rowe, City of Charleston	Fifty Years in the Making: The First Comprehensive Transit Study for the Pee Dee Region - PDRTA runs one of the nation's largest rural transit systems. Through a collaborative effort, FLATS, PDRTA, and Kimley-Horn developed PDRTA's first comprehensive transit plan. Completed using 100% federal funds, the plan has already made a significant impact on PDRTA's operations. Presented by: W. Ethan Brown, AICP, Florence County; Mary Kate Morookian, Kimley-Horn; and Don Strickland, PDRTA	Mount Pleasant Way Shared Use Path - Community Outreach in the Design Stage - Town of Mount Pleasant staff share community outreach successes and challenges from several Mount Pleasant Way shared use path projects. When and how is the community engaged and how are those requests and expectations incorporated into the design while keeping the project's purpose and need intact. Presented by: James Aton, P.E., Town of Mount Pleasant; and Sophie Holmes, P.E., Town of Mount Pleasant	Simpsonville Downtown Redevelopment - Gracely Park and Municipal Complex - What happens if a city reimagines its downtown park and civic core together? Gracely Park and Simpsonville Municipal Complex show how integrating planning, architecture, engineering, and public space design creates a vibrant civic destination that strengthens community identity and quality of life. Presented by: Kevin Ammons, PLA, Bolton & Menk; Katherine Amidon, AICP, Bolton and Menk; and Michael T. Pry, LEED, DP3 Architects (S&R)
	4:00 - 5:00	Equitable Revitalization in Historic Neighborhoods: Lessons from the Florence, SC Plan - The City of Florence's historic neighborhoods face challenges including blight, vacancy, safety, and displacement. Explore its Neighborhood Revitalization Plan and strategies for equitable reinvestment, resident retention, historic preservation, community engagement, and catalytic improvements. Presented by: Jerry Dudley, AICP, CFM, City of Florence and Jesse Wiles, ADP Urban Planning and Management (Equity)			
	5:00 - 7:00	Conference Awards Ceremony and Reception - Located in Lexington A/B (Appetizers will be served)			

Wednesday, Oct 7

Day	Time	Lexington A/B	Richland A	Richland B	Richland C
Thursday, Oct 8	9:00 - 9:20	Columbia Welcome			
	9:25 - 10:25	Becoming One Hartsville: Renewing a Master Plan for a Historic Main Street City More than a decade after Hartsville's 2014 master plan, the historic Main Street city needed a renewed vision to guide continued development - one built around four focus areas: housing, the 6th Street Corridor neighborhood, 4th Street/Railroad Avenue redevelopment, and a market and retail analysis. Learning from gaps in past engagement, the BOUDREAUX team and City brought stakeholders from across Hartsville's community - into creatively scheduled sessions designed to reach residents who felt left out of the 2014 process. This session covers how the plan is already guiding a new Unified Development Ordinance, a developer RFP for the 4th Street/Railroad Avenue redevelopment, new multi-use paths, an EPA brownfields grant, and an effort to make the City's Opportunity Zone designation permanent. Presented by: Sherron Skipper, City of Hartsville; and Irene Dumas Tyson, AICP, BOUDREAUX	More than a Mall: From Community Conversation to Economic Transformation - Hear from City officials and the project developer about how the Richland Mall redevelopment began, the evolution of the public-private partnership, and the strategic communications and engagement efforts that built unprecedented community support for this transformational project. Presented by: Shaun Greenwood, AICP, City of Forest Acres; and Jason Long, Southeastern Development Associates	SC Conservation Action Plan & Urban Outreach Program - This session will begin with a presentation on the new South Carolina Land Conservation Plan. This will be followed by a demonstration of the implementation of this Plan from the local level, specifically introducing SCDNR's new Urban Outreach Program and the decision support tools available to planners, managers, and administrators to meet their conservation planning goals in Comprehensive Plans. The educational content contained in this session is eligible for CM Sustainability and Resilience credit through these sustainability and resilience skills/learning areas: Systems Thinking & Data Analysis and Visualization through the learning areas of Harmony with Nature and Natural and Nature-based Solutions. Presented by: Fran Varacalli, SCDNR and Anna Huckabee Smith, SCDNR	Benefits for Buildings - Use of the Bailey Bill Tax Abatement in Columbia, SC - Downtown Columbia has seen major growth and development over the last two decades. While many factors contributed to this, many don't realize the important role that historic preservation tax incentives have played in making that growth possible. Take a deeper look into the Bailey Bill tax abatement, what it is, how it can be used, and what impact it has had in the revitalization of many of Columbia's neighborhoods and commercial spaces. Presented by: Amy Moore, City of Columbia; and Betsy Kleinfelder, City of Columbia
	10:35 - 11:35	The Trade-off Toolkit: Aligning Public Desires with Municipal Math - Solve the cognitive dissonance of public engagement. In this hands-on workshop, planners will learn the "market math" of amenities and collaboratively design tactile engagement tools. Leave with a Trade-off Toolkit to help community members understand the cost of their priorities. Presented by: Rebecca Keefer, AICP, CPL; Dana Spayde, AICP, CPL; Alyson Smith, City of Greenville; and Austin Rutherford, City of Greenville	Designing Access Village: An Intentional, Inclusive Community for Adults with Developmental Disabilities - Access Village is envisioned as a community for special needs adults (primarily Downs Syndrome and Autism) who desire to live independently. The site is only 2.57 acres, with 16 du/ac. The project was rezoned as a Planned Office Development (POD) in the city of Little Rock, AR. Presented by: Bill Eubanks, FASLA, PLA, LEED, Urban Edge Studio; Rush Dixon, AIA, LEED, Rush Dixon Architects; and Tammy Simmons, M.S., CCC-SLP, ACCESS, Inc.	More Than a Glorified Sidewalk: Better City Design by Better Trail Design - Multi-use trails and shared-use paths have been exploding across the county and in Columbia. They have the potential to be more than just recreational facilities. This presentation traces the planning of trails in Columbia to implementation and the future shaping of the city. Presented by: Kevin Bacon, AICP, LEED Toole Design; Jean Crowther, AICP, LEED, Toole Design; and Nicole Broner, LEED, City of Columbia	Mapping on the Move: A Mobile GIS Workflow for Data Collection & Public Engagement - This session will walk through how and why the traditional sidewalk inventory assessment and public engagement workflows were transformed using mobile GIS applications to collect data in real time that are tied directly to GIS features and how this approach can be adapted for other projects. Presented by: Wyatt Stitley, BCDCOG; and Kathryn Basha, AICP, BCDCOG
	11:35 - 1:30	Lunch on your own			
	1:30 - 2:30	Integrating Resilience into Comprehensive Plans - South Carolina requires resilience to be integrated into comprehensive plans. Learn how to move beyond a stand-alone resiliency element and use SCOR guidance, data, tools, and technical assistance to meaningfully integrate resilience into local planning and implementation. Presented by: Hope Warren, AICP, SC Office of Resilience; Bradley Craig, SCDOR; and Clemson University (S&R)	From Flood Risk to Public Asset: Planning, Engineering, and Conservation in Conway's Cypress Basin - This session explores how Conway turned a flood-prone watershed into Cypress Basin, a nature-based stormwater park that blends planning, engineering, conservation, recreation, and long-term resilience. Presented by: Jessica Hucks, AICP, City of Conway; and Dylan Jordan, P.E., Bolton & Menk, Inc. (S&R)	Herd the Hazards, Not the Cats: Practitioners Unite! - How Charleston-area practitioners aligned hazard mitigation and adaptation across jurisdictions using low-lift governance, shared data, and peer facilitation to accelerate resilience and reduce duplicated work. Attendees learn about tools for surfacing shared priorities for regional coordination. Presented by: Molly Caggiano, AICP, Charleston County; Megan Clark, AICP, BCDCOG; Kaylan Koszela, City of Charleston; and Dan O'Hara, Town of Awendaw (S&R)	
	2:30 - 5:30	Mobile Tour: Take a Walk on the West Side: Cayce and West Columbia River District Redevelopment Guided walking/mobile tour + panel discussion. For decades, Cayce and West Columbia were viewed as "the other side of the river," almost like stepchildren to the City of Columbia. But people were noticing the opportunities of the other side - the west side, particularly as both cities invested in creating a riverwalk that brought thousands to its banks. Both cities became arts and cultural frontiers. Private investors noticed and began creating vibrant places to live, work and play. We will take a walk on the west side, starting at the Riverwalk Amphitheater and hearing the genesis of the riverfront development. From there, West Columbia leaders will lead a walking tour through major developments, discussing the plans, economic development benefits and partnerships of Brookland, Carraway Park, State Street revitalization, and the Meeting Street Artisan Market. We will end the tour at Savage Craft Brewery, an award-winning preservation project, where Mayor Elise Partin (Cayce) Mayor Tem Miles will share the long-term planning and partnerships and what is on the horizon for the district. Participants will enjoy a sampling of Savage Craft libations and food thanks to the generous support of the City of West Columbia. Speakers: Brian Carter; Elise Partin; Jamie Hook; Anna Huffman; BJ Unthank; Irene Dumas Tyson (Advance registration req'd. Transportation included. Meet at Convention Center)			
	2:45 - 3:45	Partnering to implement SCDOT's Complete Streets Directive + Adopted Plans: What's worked, what hasn't, and what does the future hold? -Panel members will discuss how SCDOT's Complete Streets Directive came to be and how it is working in practice, with special attention to lessons learned on how planners can best engage in process to ensure the implementation of regionally-adopted multimodal plans. Presented by: Leigh DeForth, AICP, City of Columbia; Amy Johnson-Ely, AICP, Woodvalley Community Strategies; Lori Campbell, P.E., SCDOT; and Eugene Taylor, P.E., SCDOT	Beyond the Plan: Fort Mill's Path Forward - Fort Mill's planning story didn't end with plan adoption. Learn how the Town is advancing UDO updates, restoring Dye Branch Creek, expanding trails, putting grant funds to work improving traffic safety, and launching a regional trail partnership that is transforming vision into action. Presented by: Lorna Allen, PLA, Bolton & Menk; Penelope Karagounis, MA, Town of Fort Mill; and Jake Petrosky, AICP, Bolton & Menk	Herding Hazards, Aligning a Region: Consistent Risk Data Across Jurisdictions - Complex GIS data often slows local climate action. Learn how a regional shared-data approach, highlighting the Charleston Resilience Collaborative, empowers non-GIS SC planners. Leave with a roadmap to turn hazard models into actionable, equitable investments across your jurisdiction. Presented by: Molly Caggiano, AICP, Charleston County; Stephen Julka, CFM Fernleaf; and Kaylan Koszela City of Charleston (S&R)	From Moratorium to Sustainable Rural Growth - How Chester County Rebuilt Trust with an In-House Comprehensive Plan - With a total cost to county taxpayers of \$2,251, Chester County created an innovative infrastructure algorithm, used timeless rural planning techniques, and got unusually intensive citizen feedback to create this plan, which is already changing development patterns and preserving our rural nature. Presented by: Jeremy Ward, CNU-A, Chester County
	4:00 - 5:00	From Park to Food Forest: Turning Public Land into an Edible, Educational Landscape - The John McCants Sustainable Food Forest transformed approximately 21,000 square feet of public parkland in Goose Creek into a productive landscape combining more than 600 edible and pollinator plants. The City leveraged a \$59,540 grant from the SC Forestry Commission, matching with City tree funds. Presented by: Emma Hall, AICP, City of Goose Creek (S&R)	Planning at the Seams: Breaking Organizational Boundaries to Deliver Regional Infrastructure and Community Outcomes - Explore "seam problems" that cross jurisdictional boundaries and learn a practical framework for linking shared data, infrastructure, stakeholders, and authorities to move regional challenges from fragmented planning toward coordinated execution. Presented by: LTC James D. Walton, US Army Garrison - Fort Jackson	Town and Gown: Planning Growth in a College City with the Clemson 2045 Comprehensive Plan - Explore the Clemson 2045 Comprehensive Plan's approach to college-town growth. This session details its Residential Framework for balancing student and workforce housing. Attendees will gain a transferable, active model for managing university city development, transit, and limited land. Presented by: Jacob Peabody, City of Clemson; and Jack Carso, AICP, Houseal Lavigne	From PEL to Pavement: Accelerating the Long Point Road Interchange with South Carolina's First Planning and Environmental Linkages Study - Explore how the I-526 EAST PEL identified Long Point Road as a priority project and produced NEPA-ready planning data that accelerated design, permitting, and construction. The session covers the improvements now underway and how this success is shaping future PELs statewide. Presented by: Ariel Weyandt, AICP, CDM Smith; and Kit Scott, PE, DBIA, SCDOT