



The 2008 South Carolina Planning Conference

**October 15, 16 and 17, 2008
Litchfield Beach & Golf Resort
Pawleys Island, South Carolina**

**Hosted by:
The South Carolina Chapter
of the American Planning Association**



American Planning Association
South Carolina Chapter

Making Great Communities Happen

SOUTH CAROLINA PLANNING CONFERENCE

OCTOBER 15-17, 2008, Litchfield Beach & Golf Resort, Pawleys Island, SC

Make plans now to attend the South Carolina Chapter of the American Planning Association's annual Fall Conference, our state's premier planning event. We invite you to join professional planners, members of allied professions, appointed and elected officials, interested citizens, and students to learn more about the art and practice of planning and to anticipate what the future holds.

The 2008 conference will be held at the Litchfield Beach & Golf Resort on Pawleys Island midway between Myrtle Beach and Georgetown. Join us as we consider the many planning issues facing our state. This year's SCAPA Fall Conference will continue its tradition of concurrent sessions throughout the conference featuring some of the most interesting planning sessions in the state and the chance to build new professional skills.

We are particularly pleased to feature Chad Prosser, Director of the South Carolina Department of Parks, Recreation, and Tourism (SCPRT) as our keynote speaker on Thursday. Mr. Prosser will discuss the state's Tourism Action Plan and how local policy-makers and planning professionals can participate in ongoing regional tourism product development efforts. As South Carolina's largest export, tourism is an essential industry for our state to grow and protect through sustainable development. Mr. Prosser will discuss issues and opportunities in tourism, as well as, SCPRT's role in assisting local governments with recreation planning and other quality-of-life enhancements. We believe this address will be of special interest to both elected and appointed planning officials.

You are invited to a gala reception to be held in the resort courtyard on Thursday evening, followed by the Clemson University Planning Student Auction. The conference will end with our luncheon on Friday where the 2008 SCAPA Awards will be presented and new SCAPA officers for 2009 and 2010 will be introduced. We expect a memorable experience.

The 2008 South Carolina Planning Conference offers ten hours of sessions on a variety of planning-related topics. The conference is designed to provide opportunities to attend those sessions that are of interest to you. Six session tracks have been developed to assist you in your conference planning.

Growth and Policy

- The Past, Present (and Future?) of Development Impact Fees in South Carolina
- Using Public Facility Costs and Capacity in Planning
- Determining the Fiscal and Economic Impacts of Growth: A Model Comparison and Approach
- Infrastructure Planning

Wetland and Stormwater Planning

- Wetland Workshop I – "Wetlands: What Are They Good For? Overview of Function and Importance" and "The Who, What, When, Where, Why and How of Wetlands Regulation and Permitting"
- Wetland Workshop II – Innovative Development Approaches for Wetlands Protection
- Low Impact Development (LID) and Stormwater: Regulations, Reasons & Opportunities for Georgetown County

Planning Practice

- Engage the Public with Participatory Decision-Making, and Harness the Knowledge Found in Your Community
- Tree Ordinances and Bona fide Forestry Operations
- Complete Streets
- Making Affordable Housing Happen in South Carolina: the Challenges and Opportunities
- Factory-Built Housing in SC: The Lean and Green Way to Affordable Housing (How Local Jurisdictions Can Take Maximum Advantage of Manufactured and Modular Housing)

Planning, Implementation and Action

- The Mississippi Gulf Post-Katrina: A Downtown Perspective
- ADA Compliance - - Helping your Citizens, Helping your Manager
- State Recreation Plan and Grant Programs: Findings, Major Issues, and Proposed Action
- Parks System Master Plans: Tools for Sustainable Communities
- Creating Sustainable Developments Through Public/Private Partnerships

Technology and Planning

- Visualization Tools for Community Planning
- Developing a Shared Vision for the Future Using Scenario Planning Software
- Speaking in Code: Cutting-Edge Tools to Increase Usability and Understanding of Your Land Use Regulations

Planning Excellence in South Carolina

SCAPA Award winners for Large Jurisdiction, Small Jurisdiction, Multi-Jurisdictional and Innovative Use of Technology present their projects.

THE CONFERENCE SITE

THE RESORT

All of the sessions for the 2008 South Carolina Planning Conference will be held at the Litchfield Beach & Golf Resort. The Resort is located at 14276 Ocean Highway in Pawleys Island.

Pawleys Island has more than three miles of beachfront along the lower Grand Strand. Once serving as an area for indigo and rice plantations, Pawleys Island has developed into a tourist retreat with its beautiful beaches and handsome live oaks.

DIRECTIONS TO THE RESORT

From the North: Follow Interstate 95 to Florence. Travel east on Highway 501 through Conway to Highway 17 South. Follow Highway 17 South for approximately 20 miles to Litchfield Beach & Golf Resort.

From the South: Approach Charleston from Interstate 95 South or Interstate 26 East. Follow Interstate 26 East to Highway 17 North. Follow Highway 17 North through Georgetown to Litchfield Beach & Golf Resort.

HOTEL RESERVATIONS

A block of rooms will be held at the Litchfield Beach and Golf Resort until **Monday, September 29, 2008**—rooms cannot be guaranteed after this date. Reservations may be made directly with the Resort at 1 (888) 766-4633 or (843) 237-3000. Mention "SCAPA" when making the reservation to secure the group rate.

There are three room options available for the conference at three different locations on-site:

Seaside Inn—Room with two queen beds with a bath, TV, under the counter refrigerator and small microwave. These rooms are located across the street and parking area from the conference center and about 3/4 mile from the beach. Room Rate = \$84.

Summerhouse Suites—Suite with two queen beds, kitchen with full refrigerator, oven, dishwasher, coffee maker and microwave. These units come with a living room and balcony. These rooms are located adjacent to the conference center and about 3/4 mile from the beach. Room Rate = \$104.

Bridgewater Condos—Units overlooking the ocean with two double beds, a living room, full kitchen and balcony. These units are an eight to ten minute walk from the conference center. Room Rate = \$121.

Layouts of the room options may be viewed at the resort website: www.litchfieldbeach.com. There is a 15% tax and resort service fee and a per night fee of \$1.10 for Grand Strand Marketing. Check in time is 4:00 pm and check out is 11:00 am. Parking is free.



MAKE IT A LONG WEEKEND

The Litchfield Beach and Golf Resort has extended these special rates through the weekend. Bring the family and enjoy this unique resort at the best time of the year!

AMENITIES

Litchfield Beach & Golf Resort has three on-site signature golf courses and 17 tennis courts. The health club has an indoor and outdoor pool, racquetball court, jacuzzi spa, sauna and steam room in addition to weight, cardiovascular and aerobic rooms. The Resort has bicycle trails located throughout the site. The Bike Depot offers hourly and daily bicycle rentals.

SPONSORSHIPS AND EXHIBITS

Your firm, organization, or governmental agency is invited to help sponsor an event or to set up a display or booth at the conference. For more information on sponsorship, advertisements, or exhibits, contact:

Pat Collins
PO Box 683, Clemson, SC 29633-0683
(864) 221-1433
(864) 886-8624 (fax)
jpcol44@bellsouth.net

The application deadline is **Friday, October 3, 2008**, so make plans today. Thank you to the following companies for their sponsorship:

Infovision Software, Inc

Clarion Associates

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Urban Edge Studio

Wilbur Smith Associates

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HNTB

Holland Consulting Planners

Thomas & Hutton Engineering

Tischler Bise, Inc.

URS Corporation

White & Smith Planning & Law Group

KEYNOTE SPEAKER



Chad Prosser is the Director of the South Carolina Department of Parks, Recreation, and Tourism (SCPRT). Prosser, an entrepreneur in the real estate and hospitality industry with previous experience as both an appointed and an elected official, was appointed to his current cabinet post by Governor Mark Sanford in February 2003.

Since taking office, Prosser has led SCPRT through a period of unprecedented change. Through streamlining and restructuring of the agency, SCPRT has refocused its resources on its core economic development mission. Despite sizeable state budget cuts, the agency was able to increase its tourism marketing budget by more than 50 percent in the first year of the Sanford Administration, and has maintained that level of investment since. At the same time, the State Park Service has improved its operating performance to generate an additional \$5 million over two years for reinvestment in the resources that it manages. The South Carolina State Park Service is now the fifth most self-sufficient state park system in the United States. Customer service has been significantly improved by the introduction of a new central reservation service, which allows park patrons to make reservations and pay for park products on the internet or via a toll-free customer service center.

Prosser is a businessperson with a wide-ranging public service background. After graduating with honors from Rhodes College and receiving a master's degree from the Johns Hopkins University School of Advanced International Studies (SAIS), Prosser was appointed to the Presidential Management Intern Program during the administration of President George H.W. Bush, serving as an International Economist and negotiator working on U.S. trade policy. He has also worked for the Atlantic Council of the United States, the U.S. Arms Control & Disarmament Agency, and the U.S. Department of State, both in Washington, D.C. and abroad.

Prosser has served on the boards of many charities, public institutions and businesses. He is currently a South Carolina Bank & Trust Advisory Board Member, a Trustee of the Verizon Heritage PGA Golf Tournament, Chairman of the South Carolina Council on Competitiveness Travel and Tourism Working Group, a Board Member of the South Carolina Conservation Land Bank, a Board Member of the Travel Industry Association of America, and, Secretary and Board Member of Travel South USA, a multi-state tourism marketing organization. Prosser is a Liberty Fellow, class of 2008. The Liberty Fellowship is designed to inspire enlightened, value-based leadership in South Carolina.

The media have called Prosser "forward-thinking," a "fast learner," "proven leader," "understanding," "innovative," and a few other select things that he refuses to include in his biography. In 2002, he made history by becoming the first person ever reelected to a consecutive term as Chairman of the Horry County Council (Myrtle Beach, SC area). He resigned in 2003 to accept his current position.

Prosser is committed to SCPRT's mission and Governor Sanford's vision to improve the well-being of all South Carolinians by promoting tourism and enhancing South Carolina's quality of life through the state's parks, natural and cultural resources, and attractions.

SUNRISE ON PAWLEYS ISLAND



BROOKGREEN GARDENS



CONFERENCE RECEPTION

The Thursday evening reception promises to be an exciting event. We will begin with a 6:30 pm reception in the Courtyard, featuring a Luau buffet and the not-to-be-missed Clemson University Planning Student Auction. This is **the** best location in the state for networking within the planning scene.

The dress for this event will be relaxed casual. Wear your favorite Hawaiian shirt and dancing shoes as we enjoy our time along the Grand Strand!

Following the reception, enjoy a nice stroll along the landscaped grounds of the resort, enjoy an iced coffee or decadent dessert in the Starbucks Coffee location, or socialize with colleagues and a cocktail in Webster's Lounge.

CONFERENCE REGISTRATION

Please register for the conference using the registration form. The regular registration fee is \$190 for SCAPA members, \$215 for non-SCAPA members, and \$190 for planning commission, board of appeals, or board of architectural review members. A special one-day registration fee of \$100 is also available for attendance to the Thursday sessions—an excellent opportunity to hear the keynote speaker, SC Department of Parks, Recreation and Tourism Director Chad Prosser, and participate in the morning and afternoon sessions. A student registration fee of \$150 is also offered. A late registration fee of \$25 is required for all registrants received after October 3, 2008.

On-site registration will begin at 5:30 pm on Wednesday, October 15, and 7:30 am on Thursday, October 16 in the Tara Lobby of the conference center, with registration packets available.

CONFERENCE ACTIVITIES

EXECUTIVE COMMITTEE MEETING

The SCAPA Executive Committee will meet at 3:30 pm on Wednesday, October 15 in the Alston Room of the Litchfield Beach & Golf Resort. All members are welcome to attend. The Committee will review business items that have occurred over the last quarter from each of the various SCAPA officers.

CHAPTER BUSINESS MEETING

Prior to the luncheon on Friday, SCAPA will hold a Chapter Business Meeting to update the Chapter on various items. Included on the agenda will be reports from members of the Executive Committee concerning the chapter budget, membership, conferences, state continuing education requirements and AICP certification maintenance. There will also be a discussion of potential changes in the by-laws affecting the makeup of the Executive Committee.

JOB BOARD

Do you have a planning position open? Need a great intern? Looking for new challenges in the planning field? Try using the conference job board to post resumes, job announcements, and intern announcements. The job board will be located in the exhibit area.

PLAN EXHIBIT

Have a plan or project that you are proud of? Bring a copy to share with the attendees. A table will be available for you to display your documents for others to see.

NEW MEMBER RECEPTION

Are you new to South Carolina, haven't attended a SCAPA conference before, or want to know more about SCAPA? Well we have an opportunity for you! A new member reception will be provided prior to the conference on Wednesday evening beginning at 6:30 pm. We hope that you will be able to attend this new event.

CLEMSON UNIVERSITY ALUMNI RECEPTION

The Clemson University Student Chapter
of the American Planning Association
cordially invites you to our

Clemson Alumni Reception

Wednesday, October 15th

8:00 pm to 10:00 pm

Webster's Tavern

Litchfield Beach & Golf Resort

Annual Student Chapter Auction

Thursday, October 16th

Silent Auction to be held throughout the day

Live Auction to be held after the conference reception

Cash and checks accepted

Auction Donations??? Contact John Barnwell at jbarnwe@clemson.edu

CONFERENCE AGENDA (tentative and subject to change)

WEDNESDAY, OCTOBER 15

3:30 pm **SCAPA Executive Committee Meeting** (Alston Room)

5:30 pm **Registration Table Open** (Tara Lobby)

6:30 pm **New Member Reception** (Francis Marion Room)

8:00 pm **Clemson Alumni Reception** (Webster's Lounge)

THURSDAY, OCTOBER 16

7:30 am **Registration Table Open** (Tara Lobby)

8:30 am **Welcome and Conference Opening** (Tara Theater)
Skip Grkovic, President of SCAPA

8:35 am **Tourism—South Carolina's \$40 Billion Opportunity**

Chad Prosser; Director of the SC Department of Parks, Recreation and Tourism

Our state has many amenities that are unique from the mountains to the sea which makes our tourism industry an economic force for many communities. This plenary session will focus on the future challenges that will face our state in the tourism industry and what we as planners can do to enhance recreation and tourism opportunities at the local level.

10:15 am **The Past, Present (and Future?) of Development Impact Fees in South Carolina**

Tyson Smith Esq., AICP; Principal, White & Smith | Planning and Law Group

Carson Bise, AICP; President, TischlerBise

Kent Prause, AICP; Senior Planner, Town of Mount Pleasant

The panel will discuss the legal basis and case law related to impact fees in South Carolina; identifying limitations and opportunities created by the SC Development Impact Fee Statute and resulting case law. In addition, panelists will give an overview of impact fee methodologies and the perspectives of a local government planner who has implemented impact fees in South Carolina.

Wetland Workshop I – “Wetlands: What are they good for? Overview of Function and Importance” and “The Who, What, When, Where, Why and How of Wetlands Regulation and Permitting”

David Fuss; Watershed Planner, Coastal Carolina University

Amy Armstrong; Attorney, South Carolina Environmental Law Project

This session will provide an overview of what wetlands are, what their functions are, and why these functions are important. Session attendees will learn how wetlands fit into our local landscapes, how wetlands are tied to watersheds, and the importance of watershed planning. The presentation will include a hands-on, group mapping exercise to reinforce presentation concepts. This session will also explore the legal means by which wetlands are protected in the state of South Carolina. An overview of state regulations, legal issues, and local tools for wetland management will highlight some challenges for responsible wetland protection, explain the role of municipalities in wetland management, and provide context for how wetlands protection can be strengthened through incorporation into local planning and local regulatory efforts.

Engage the Public with Participatory Decision-Making and Harness the Knowledge Found in Your Community

Charlie Compton, AICP; Planning Director, Lexington County

How well are you handling that difficult but essential challenge called citizen participation? It is a required, and expected, aspect of public decision-making. Use this interactive session to more fully understand the methods available for communicating with the residents of your community. You may be surprised at what works best. And you just might discover some new ways to converse, unearthing often underutilized resources.

SCAPA Outstanding Planning Project—Large Jurisdiction

CONFERENCE AGENDA (tentative and subject to change)

THURSDAY, OCTOBER 16

12:00 pm **Lunch** (Tara Ballroom)

1:30 pm **Using Public Facility Costs and Capacity in Planning**

Tyson Smith Esq., AICP; Principal, White & Smith | Planning and Law Group

Carson Bise, AICP; President, TischlerBise

This panel will discuss planning techniques based on the adequacy of public facilities and the fiscal realities of funding these facilities. We will discuss recent efforts by local governments in the state to deal with system deficiencies in the face of a changing economy and in light of the 2007 Priority Investment Act.

Wetland Workshop II: Innovative Development Approaches for Wetlands Protection

Steve Strickland, PE; President, The EARTHWORKS Group

This session will illustrate innovative development approaches that incorporate wetlands into planning and site design. The presentation will focus on due diligence, project planning, land planning, wetland mitigation, and wetland integration through presentation of case studies. Participants will participate in a hands-on planning exercise where they will implement concepts presented during this session.

Tree Ordinances and Bona fide Forestry Operations

Bart Sabine; Sabine and Waters, Inc.

This session will focus on what a bona fide commercial forestry operation is and how it can be coordinated with the tree ordinance in such a way that it is beneficial to the landowners investment in forestry and the local government's concern over tree removals and the effect on water quality and aesthetics.

SCAPA Outstanding Planning Project—Small Jurisdiction

3:00 pm **Determining the Fiscal and Economic Impacts of Growth: A Model Comparison and Approach**

John Danford; Senior Planner, Horry County

Donald Schunk; Research Economist, BB&T Center for Economic and Community Development at Coastal Carolina University

A comparison and contrast of two models currently used by Horry County and Coastal Carolina University to gauge the fiscal and economic impacts of growth. Horry County government contracted with TischlerBise to develop a model that determines the fiscal impacts of growth and development. Coastal Carolina University has developed a model to gauge the economic impacts. Both will be on display during the session. The role of the planner in determining these impacts will be discussed. The use of models to aid in the development approval process via data input, export and analysis will be presented along with findings from a Development Agreement modeled by both organizations.

Low Impact Development (LID) and Stormwater: Regulations, Reasons & Opportunities for Georgetown County

Tracy Jones; Stormwater Engineer, Georgetown County

Nicole Saladin; Coastal Training Coordinator, North Inlet-Winyah Bay National Estuarine Research Reserve
Municipalities nationwide are legally mandated under EPA to develop comprehensive stormwater management programs, with many additional communities facing the same regulations in upcoming years. Thus, many needs and opportunities exist for collaboration between municipal stormwater and planning departments to help satisfy regulatory requirements and promote sustainable growth. Presentations will give an overview of the EPA requirements, and the various approaches used by stormwater departments to address them such as stormwater utility fees and credit programs. Presenters will also provide context for how and why planners can and should support their stormwater department's efforts through comprehensive planning, overlay districts, zoning, density bonuses, and other measures that support low impact development and innovative stormwater management solutions, all of which can promote community and government goals for economic, environmental, and social sustainability, and reduce government liability for future mitigation of stormwater impacts.

CONFERENCE AGENDA (tentative and subject to change)

THURSDAY, OCTOBER 16 (continued)

3:00 pm **Complete Streets—AICP CD Training**

Make room for pedestrians, bicyclists, and transit users on your auto-oriented roads. Learn how the complete streets movement provides safe and convenient user access and more choice in transportation modes, and how it has become a major tool for planning to improve communities. Through programs that rethink the physical design of streets, complete streets make cities and towns more livable and appealing to all residents. Learn how communities overcome resistance and how some communities have funded these programs.

The Mississippi Gulf Post-Katrina: A Downtown Perspective

Tripp Muldrow, AICP; Arnett Muldrow & Associates

Stacy Pair; Research Economist, BB&T Center for Economic and Community Development at Coastal Carolina University

Hear candid firsthand accounts of what is happening in Post-Katrina Mississippi from two of the people who are directly involved in recovery efforts for six downtowns from the Alabama to the Louisiana line. You will hear what happened in the months immediately after the storm, what is happening now, and how some of the recommendations and plans for coastal downtown recovery might have national implications on HUD funding, downtown planning, and revitalization efforts. We will present plans that deal with a variety of issues. How does a state and region cope with a variety of issues ranging from an unplanned population boom in Picayune to a downtown wiped off the face of the earth in Waveland? The stories are both poignant and optimistic and will certainly evoke memories of Hazel and Hugo while raising questions about what might happen in South Carolina should we experience the staggering destruction of a direct hit from a Category Five storm.

4:30 pm **ADA Compliance—Helping Your Citizens, Helping Your Manager**

Roger Waldon, FAICP; Principal, Clarion Associates

George Small; Director of Engineering, Town of Chapel Hill, NC

As planners, we are aware of the Americans with Disabilities Act and the fact that this key piece of federal legislation mandates that accommodations be made to facilitate mobility and access for citizens with disabilities. What we often DON'T do as planners is participate with our managers, attorneys, and public works directors to offer our help in achieving compliance with ADA requirements. Often this issue is not on the radar screen of planners, and increasingly that is becoming a problem. This panel will review the requirements for mobility and access related to public buildings, and offer suggestions about what we can do as planners to help our local governments achieve compliance. Taking initiative in this area is a good idea. Comprehensive Plans, Ordinances, and especially Capital Improvements Plans are excellent opportunities for information and strategies related to achieving ADA compliance. As planners we can help our communities in two ways: first by addressing the mobility needs of this segment of our populations, and second by helping our communities move to a position of achieving compliance (instead of the undesirable situation of not addressing these issues and becoming vulnerable to challenge and litigation).

Infrastructure Planning: An Expanded View—AICP CD Training

The transportation plan should encompass environmental, design, and public participation issues, as well as engineering needs. Find out how innovative programs have successfully taken the broad view. Examine how these innovative programs are funded.

AICP Training Session

This session is designed as a part of the SCAPA AICP Training Program. Those who are preparing for the AICP exam or those that would like a refresher on information are encouraged to attend.

6:30 pm **Conference Reception (Courtyard) Clemson University Student Auction**

CONFERENCE AGENDA (tentative and subject to change)

FRIDAY, OCTOBER 17

8:30 am **Visualization Tools for Community Planning**

Matt Noonkester, AICP; Senior Planner, Urban Resource Group

Stephen Stansbery, AICP; Senior Planner, Urban Resource Group

This session highlights a renewed emphasis on visualization in the community planning process. Participants will learn about the next generation of visualization tools and techniques available to government agencies, as well as a set of decision criteria commonly used for selecting the right tool or technique for the job. Local success stories will be demonstrated for a visualization toolbox that includes: project websites, photo simulation, visual preference surveys, 3D computer models, video, hand renderings, and high-impact documentation. Closing remarks will focus on an evaluation matrix developed to assist government agencies with choosing one or more of the visualization tools for application in a local planning initiative. Evaluation criteria in the matrix include: purchase price and maintenance agreements, system requirements, software compatibility, staff training needs, time investment, and community acceptance.

State Recreation Plan and Grant Programs: Findings, Major Issues, and Proposed Action

Tony Bebber, AICP; Planning Manager, South Carolina Department of Parks, Recreation and Tourism

Marshall Johnson; Recreation Assistance Manager, South Carolina Department of Parks, Recreation and Tourism

The SC Department of Parks, Recreation & Tourism will provide an update on the 2008 South Carolina State Comprehensive Outdoor Recreation Plan and SCPRT grant programs. Discover the key findings and identified issues and some actions that are planned. Discussion will include the planning process and how SCPRT's grant programs help to implement the plan by focusing funds on recognized needs.

Making Affordable Housing Happen in South Carolina: the Challenges and Opportunities

Tammie C. Hoy; Executive Director, Lowcountry Housing Trust

Learn about making affordable housing a policy priority at the state and local level, its relation to the comprehensive plan, its link to all other planning elements and its necessity to ensure community development and economic vitality. The session will cover basic housing industry trends, definitions and terminology, discussion of current challenges and barriers to production, sharing of solutions and best practice initiatives being implemented in South Carolina including legislative changes, local zoning tools, sample ordinances and actual success stories of programs and developments that are working. Emphasis given on sharing ideas that promotes the production and preservation of affordable housing at the state and local level.

SCAPA Outstanding Planning Project—Multi-Jurisdictional

10:00 am **Developing a Shared Vision for the Future Using Scenario Planning Software**

Matt Noonkester, AICP; Senior Planner, Urban Resource Group

Wayne Leftwich; Community Planner, City of Greenville

Land use scenario planning provides a framework for developing the shared, long-term vision of a community. Until recently, land use scenario planning models were driven by spreadsheets, resulting in a set of static alternatives for evaluating competing development scenarios. The next generation of scenario models, using GIS technologies, has vaulted the process into mainstream planning – allowing for a systematic evaluation of various development scenarios, and the trade-offs between them, simultaneously within an open forum. Building on this momentum, the Federal Highway Administration, Environmental Protection Agency, and other federal agencies are actively promoting the use of land use scenario planning models by state agencies, metropolitan planning organizations, and local governments to enhance the land use decision-making process involving environmental- and growth-related concerns. This session will highlight the choices government agencies have for establishing land use scenario planning models within their communities. Participants will learn about local success stories and the power of using Community Viz software for a host of scenario planning activities, including carrying capacity analysis, land suitability analysis, build-out potential, and policy evaluation. The presentation will include a 'test drive' of the software for projects recently completed in South Carolina.

CONFERENCE AGENDA (tentative and subject to change)

FRIDAY, OCTOBER 17 (continued)

10:00 am **Parks System Master Plans: Tools for Sustainable Communities**

Dave L. Barth, AICP, ASLA, CPRP; Vice President, Glatting Jackson Kercher Anglin

Parks and Open Space Master Plans are not "just for recreation" anymore. Comprehensive Parks and Open Space Plans can be used to determine community needs and priorities; to create a framework for growth; as tools to address pressing economic, social and/or environmental needs; and as a planning process to help residents participate in community decision-making and problem solving. This course outlines the Parks and Open Space Master Planning process, and discusses examples of recent Plans that define Parks and Open Space as a community's "green infrastructure" including parks, public spaces, greenways and trails, conservation areas, growth management buffers, civic buildings and sites, streets and storm drainage facilities. The session also examines some of the most commonly used methods of determining Levels of Service for Parks and Open Space such as acres, facilities and service areas, as well as alternative standards such as neighborhood activities and access.

Factory-Built Housing in SC: The Lean and Green Way to Affordable Housing (How Local Jurisdictions Can Take Maximum Advantage of Manufactured and Modular Housing)

Allen Hutto; Local Government Affairs Director, Manufactured Housing Institute of South Carolina

With affordable housing becoming a topic of great interest to local officials, an increasing number of jurisdictions are now looking to factory-built housing to meet this challenge. Both manufactured and modular homes achieve significant cost-savings over site-built housing, with the bonus of generally being more "green" than site-built structures. This seminar will focus on the economic and environmental benefits of factory-built homes, and specific ways local governments can use them to meet the escalating challenge of affordable housing in South Carolina.

SCAPA Outstanding Planning Project—Innovative Use of Technology

11:15 am **Speaking in Code: Cutting-Edge Tools to Increase Usability and Understanding of Your Land Use Regulations**

Chad Meadows, AICP; Senior Associate, Clarion Associates

Wendy Moeller, AICP; Senior Planner and Project Manager, McBride Dale Clarion

This session presents a handful of the most cutting-edge tools and techniques used by local governments across the county to help educate citizens, developers, and governmental officials about the community's land use regulations. The session highlights effective communication strategies composed of web-based codes, user guides, interactive applications, and other techniques for making development regulations more accessible and understandable.

Creating Sustainable Developments through Public/Private Partnerships

Todd Ward, AICP; Project Manager, The Furman Company

Communities desire more and more sustainable developments but they are grappling with how to achieve the desired outcome. There is no question that stormwater runoff leads to flooding, that people prefer better indoor air quality, that more efficient HVAC reduces energy consumption, and that reductions in potable water use allow reservoirs to maintain higher levels during drought conditions. In addition to environmental sustainability, developments need to also be economically and socially sustainable. Building and homes built with the latest and most efficient systems are still a blight on the community if they are unoccupied. Additionally, the project needs to be compatible with land use patterns and development standards. When all three criteria are achieved, the Triple Bottom Line is realized and development is truly sustainable. The presentation will discuss one way of achieving sustainable projects that is proven: public/private partnerships.

SCAPA Chapter Business Meeting

12:30 pm **Lunch**

2008 SCAPA Award Presentation; Debbie Lieu Scholarship Presentation; Induction of New SCAPA Officers

SC PLANNING EDUCATION REQUIREMENTS

All SCAPA conference sessions are approved for state continuing education required by SC Code 6-29-1310 et. Seq., Educational Requirements for Local Government Planning or Zoning Officials or Employees. The state requires three hours per year for staff and Board and Commission members. Anyone who attends a SCAPA conference may request a confirmation of completion for the sessions attended. SCAPA will provide the confirmation in the form of a certificate of attendance within a few weeks of the conference.

AICP CERTIFICATION MAINTENANCE



Certified planners have demonstrated their commitment to high standards of professional practice. The example they set daily in their work and in their communities enhances the credibility of the planning professional. AICP's new Certification Maintenance program gives certified planners another means of strengthening that credibility.

Our communities are constantly changing and so, too, is the planning profession. New theories, new laws, new planning tools and techniques—all are available to planners as they define and guide community change. AICP's Certification Maintenance program will help planners gain the knowledge and skills necessary to remain current in the practice of planning and continue to demonstrate professional credibility through continuing education.

A total of 32 CM credits must be earned before December 31, 2009. All 2008 SCAPA conference sessions will be submitted to AICP for Certification Maintenance credit approval. Please review the final conference agenda for sessions eligible for CM credit by AICP and the appropriate number of credits per session.

The AICP Certification Maintenance Program website will be offline from October 1 through November 15 for maintenance. Individuals will be able to log session hours after this time. We apologize for this inconvenience.

LITCHFIELD BEACH



REFUND POLICY

Requests for refunds will be honored if received or postmarked no later than October 10, 2008, less a cancellation fee of \$25. After, October 10, the fee is refundable, less a \$75 administrative fee.

MAILING ADDRESS

All mail concerning the South Carolina Planning Conference should be sent to:

Pat Collins
SCAPA
PO Box 683
Clemson, SC 29633-0683
or
jpcol44@bellsouth.net

ATALAYA CASTLE AT HUNTINGTON BEACH STATE PARK



REGISTRATION FORM

(Please PRINT your name as you would like it to appear on your name tag)

Name: _____ Title: _____

Organization/Agency: _____ Email Address: _____

Mailing Address: _____

Phone: _____ Fax: _____

AICP Member: ☐ Yes ☐ No

SCAPA Member: ☐ Yes ☐ No

Name: _____ Title: _____

Organization/Agency: _____ Email Address: _____

Mailing Address: _____

Phone: _____ Fax: _____

AICP Member: ☐ Yes ☐ No

SCAPA Member: ☐ Yes ☐ No

Registrations received by FAX or MAIL after OCTOBER 3rd will be charged a \$25 late fee.

CONFERENCE FEES

Full Conference Registration (All meals included)	Cost	Quantity	Price
SCAPA Member	\$190.00	_____	\$ _____
Non-SCAPA Member	\$215.00	_____	\$ _____
PC, BZA or BAR Member	\$190.00	_____	\$ _____
Student	\$150.00	_____	\$ _____

One Day Registration (Includes Breakfast and Lunch) \$100.00 _____ \$ _____

Vegetarian Option (please note if you would like a vegetarian option for lunch)

☐ Thursday Lunch ☐ Friday Lunch

Extra Tickets

Thursday, October 16th Reception	\$50.00	_____	\$ _____
Friday, October 17th Luncheon	\$40.00	_____	\$ _____

Late Fee (After October 3rd) \$25.00 _____ \$ _____

TOTAL AMOUNT DUE

\$ _____

☐ Check enclosed made payable to "SCAPA"

☐ Credit card payment:

☐ Visa ☐ Master Card

Credit Card Number: _____

Expiration Date: _____

Registrations may be faxed to: 864.886.8624

Checks and registrations may be mailed to:

SCAPA

PO Box 683

Clemson, SC 29633-0683

For questions, please call 864.221.1433



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