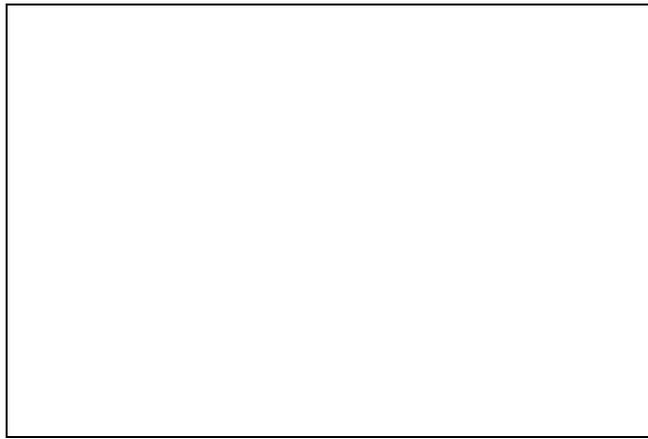


# **QUALITY OF LIFE TASK FORCE REPORT**

Presented to Governor Mark Sanford

By the Quality of Life Task Force

February 6, 2003



## **Vision Statement on Quality of Life**

### **Purpose**

To enhance the quality of life for present and future generations of South Carolinians through the stewardship of our commonly held values of PLACE

### **Our Values of Place**

- **People.** Our citizens are the source of our strength as a State. We reach out to one another with trust and respect, holding high expectations for individual abilities and desires. This ideal involves a bottom-up faith in South Carolina's famed spirit of hospitality, which is inclusive of all, and built on the strength of our diversity.
- **Long-term.** Recognizing that the decisions of today impact our children's future, we resolve to approach challenges with a view toward how they affect our present and future economic, natural and cultural resources. We strive to see beyond our present vision.
- **Aspire.** We shall not rest on the accomplishments or limitations of previous generations, but aspire to advance our people and the stewardship of our natural resources while respecting fundamental freedoms, the fountainhead of our economic well-being.
- **Community.** We believe an inclusive spirit of mutually beneficial relationships within the strength of a diverse citizenry will enable the whole of our community to be far greater than the sum of its parts.
- **Education.** We believe in instilling these values in a manner that will enable them to be embraced by this and future generations.

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## ***Executive Summary***

The Quality of Life Task Force was charged with developing recommendations for Governor Sanford concerning Quality of Life issues in South Carolina. The resulting recommendations are narrow in scope but cover a wide variety of topics including community growth, land conservation, regulatory reform, resource inventory and water resources. (See Appendix I, “Scope of Report”)

While the 29-member task force represents diverse perspectives, it is united by common values and a shared sense of place. This task force has reached fundamental accord in many significant areas concerning Quality of Life, developing the following recommendations by consensus rather than by majority vote. The driver of all recommendations is the task force mission statement: “to protect the land and water resources of South Carolina in balance with economic growth by emphasizing:

- education,
- incentives over regulation,
- market principles, and
- respect for private property rights.”

Based on this mission statement, the Quality of Life Task Force drafted a set of Guiding Principles that undergirds all recommendations contained in this report:

- That South Carolina has extraordinary resources in its land, its water, its communities, and its people.
- That basic values bind us together. (See Vision Statement.)
- That these values can lead to agreement on the stewardship of our resources for this and future generations.
- That this agreement can be embodied in a common vision.
- That this vision should guide and prioritize all public actions – spending, legislating, regulating, and educating.
- That all public institutions should be inspired and directed by that vision.
- That public decision-making should be informed, analytical, innovative, efficient, and flexible.
- That the private sector, both for-profit and not-for-profit, has exhibited innovation and effectiveness toward achieving common goals.
- That public institutions should coordinate with one another and support, facilitate, and enhance exemplary private sector initiatives.
- That public officials and citizens should understand complex issues and pursue educational opportunities.
- That financial and procedural incentives can enhance private efforts to conserve resources and develop properly.
- That private property rights, economic development, and environmental conservation can be compatible.

The following recommendations reflect these principles; however, ***the principal recommendation to Governor Sanford by this task force is to embrace and communicate these Guiding Principles and Vision Statement on Quality of Life in South Carolina.***

## ***Executive Summary-Synopsis of Recommendations***

### **I. COMMUNITY GROWTH**

#### **A. Community Schools**

1. Eliminate minimum acreage requirements; cap student populations for future facilities.
2. Require coordination among school boards and local governments to plan school sites and avoid conflicts.
3. Favor restoration and construction of community-based small schools over new construction of remote mega schools.

#### **B. Efficient Public Investment**

1. Require fact-based decision-making: major projects should conform to adopted plans, developed by local authorities, to keep politics from guiding infrastructure decision-making,
2. Public entities should plan where they build and only build where they plan.
3. Local governments coordinate with other local authorities to designate priority investment areas which will receive funding preferences
4. Highway system maintenance should take precedence over new roads

#### **C. Affordable Housing**

1. Reduce regulations that are inefficient and excessively impact housing affordability, particularly for lower income and minority families.
2. Support private-sector efforts in affordable housing and community development .

#### **D. Predatory Lending**

1. Protect home and automobile buyers from predatory lending practices.

#### **E. Traditional Neighborhoods**

1. Remove legal impediments to traditional neighborhood designs and provide incentives for the construction and revitalization of traditional neighborhoods.

#### **F. Public Transportation**

1. Integrate transportation planning with land use planning so public transit can make a comprehensive contribution to economic development and mobility.
2. Evaluate public transportation opportunities, including intra-regional and inter-regional systems.

#### **G. Protecting Traditional Communities**

1. Evaluate rural communities and designate those which have served as ancestral habitation for more than 100 years as historic areas; require that eminent domain processes respect this designation.

#### **H. Downtown Revitalization**

1. Work with Community Builders, MainStreet programs, and other non-governmental organizations to encourage downtown renewal and revitalization projects.

#### **I. Beautification and Litter Control**

1. Support Palmetto Pride efforts.

### **II. LAND CONSERVATION**

#### **A. Conservation Incentives**

1. Raise the per acre cap in the Conservation Incentives Act; raise the maximum annual credit.
2. Increase funding for the South Carolina Conservation Bank.

#### **B. Heirs' Property**

1. Endorse and support existing private initiatives addressing this issue.

#### **C. Focus Area Expansion**

1. Encourage public/private partnerships in promoting conservation initiatives based on the ACE basin model.

#### **D. Traditional Agriculture and Forestry**

1. Support farmland protection initiatives.

#### **E. Best Development Practices**

1. Develop and promote incentive-based standards for use by landowners to implement conservation measures in their land management practices or for new development.

#### **F. Natural Resource Education**

1. Support curricular efforts to teach students the value of conservation of SC natural resources.

## **II. REGULATORY REFORM**

### **A. Streamline Agencies, Consolidate Permitting Processes, and Eliminate Wasteful Appeals**

1. Agency processes should be made user-friendly by streamlining permitting processes, reducing the time to act on permit applications, and coordinating with sister agencies to eliminate redundancies.
2. Assure that agencies are run by the fewest but most capable people

### **B. Provide Incentives for Infill and Re-Development of Greyfield and Brownfield Areas**

1. Local and state incentives could include expedited, prioritized processing of approvals; reduced impact fees; and other economic incentives.

### **C. Adopt Property Rights Legislation Consistent with the Quality of Life Task Force Vision Statement**

1. Provide property owners and local governments the opportunity and flexibility to mediate land use regulation disputes.

### **D. Eliminate “Postage Stamp” Appeals of Regulatory Permits**

### **E. Adopt Additional Protection for Isolated Freshwater Wetlands Based on Function and Size**

1. New regulations should not be “one-size-fits-all” but graded by function and size.

### **F. Reform Annexation and Condemnation Laws**

## **III. RESOURCE INVENTORY/UNIFORM VISION**

1. Sponsor a statewide visioning process based on citizens’ input and a bottom-up approach.
2. Support coordination of existing resource data for use in all aspects of land use planning.
3. Support training and technical assistance to local governments in vision-driven planning.

## **IV. WATER RESOURCES**

### **A. Coordinated Position on Dam Relicensing**

1. Insist on coordination among state agencies, facilitated by the governor’s office.
2. Develop drought contingency plans which include improved release strategies.

### **B. Proactive Management of Water Supplies**

1. Exercise more control over the flow of the state’s waters to assure the protection of the needs of South Carolina citizens and industry.

### **C. Multi-State Water Use Agreements**

1. Develop “compacts” with North Carolina and Georgia to better manage our water resources.
2. Work with other governmental entities, utility companies and non-governmental to develop regional solutions to regional problems.

## ***Introduction***

Governor-elect Mark Sanford formed the Quality of Life Task Force in December, 2002 charging it with developing recommendations to enhance South Carolina's quality of life for this and future generations. The committee held three meetings in the month of January in Columbia and Charleston and corresponded extensively during that time. The resulting recommendations cover a wide variety of topics including community growth, land conservation, regulatory reform, resource inventory and water resources. (See Appendix I, "Scope of Report")

The 29-member task force represents a broad diversity of perspectives, yet they have reached fundamental accord about which issues matter most to the future of the state. The recommendations were agreed upon by consensus rather than by majority vote. Although members emphasized different issues, key themes emerged throughout the discussion. Divergent perspectives were united by common values and a shared sense of place. The mission statement of the Quality of Life task force became:

“to protect the land and water resources of South Carolina in balance with economic growth by emphasizing:

- education,
- incentives over regulation,
- market principles, and
- respect for private property rights.”

Based on this mission statement, the Quality of Life Task Force articulated a set of Guiding Principles that undergirds all recommendations contained in this report:

- That South Carolina has extraordinary resources in its land, its water, its communities, and its people.
- That basic values bind us together. (See Vision Statement.)
- That these values can lead to agreement on the stewardship of our resources for this and future generations.
- That this agreement can be embodied in a common vision.
- That this vision should guide and prioritize all public actions – spending, legislating, regulating, and educating.
- That all public institutions should be inspired and directed by that vision.
- That public decision-making should be informed, analytical, innovative, efficient, and flexible.
- That the private sector, both for-profit and not-for-profit, has exhibited innovation and effectiveness toward achieving common goals.
- That public institutions should coordinate with one another and support, facilitate, and enhance exemplary private sector initiatives.
- That public officials and citizens should understand complex issues and pursue educational opportunities.
- That financial and procedural incentives can enhance private efforts to conserve resources and develop properly.
- That private property rights, economic development, and environmental conservation can be compatible.

Based on these tenets, the task force submits the following recommendations for consideration. However, ***the principal recommendation to Governor Sanford by this task force is to embrace and communicate these Guiding Principles and Vision Statement on Quality of Life in South Carolina.***

## ***Recommendations***

### **I. COMMUNITY GROWTH**

#### **A. Community Schools**

##### **Description:**

New public schools in South Carolina are increasingly massive facilities far removed from the communities they serve. Some students spend more time on buses than they do with their families. This trend toward larger schools is growing in spite of a national body of literature "that firmly established small schools as more productive and effective than large ones. . ." (Mary Anne Raywid, 1999, from a broad-based research summary commissioned by the U.S. Department of Education) These studies consistently reveal that small schools are particularly beneficial for lower-income, traditionally underserved students, who stand to benefit most from a quality education.

According to W. Cecil Steward, dean of the University of Nebraska's College of Architecture, "the public school system is the most influential planning entity, public or private, promoting the sprawl pattern of development in America," - lengthening bus routes, discouraging parental participation in school activities, precluding the sharing of costly facilities with the community, and generally wasting precious public and private resources. It is time for South Carolina to bring back smaller, community-centered schools.

##### **Action Items:**

- 1.) Work with the SC State Department of Education to eliminate minimum acreage requirements. By doing so, school boards will have much greater flexibility in future site selection.
- 2.) Support legislation that caps student populations for future facilities. In Florida, for example, the legislature recently passed a bill limiting elementary schools to 500 students, middle schools to 700 students and high schools to 900 students. (Florida Statutes XVI Education - Chapter 235.2157- Education Facilities.)
- 3.) Support changes to current planning legislation and require local school boards and other relevant agencies (i.e. Department of Transportation) to participate in the comprehensive planning process and to adhere to comprehensive plans. Coordination among school boards and local governments will help communities plan for future school sites and avoid conflicts.
- 4.) Examine the funding programs for school construction and renovation and identify biases toward new construction on remote sites. The administration should recommend changes to favor restoration and construction of community-based small schools.

#### **B. Efficient Public Investment**

##### **Description:**

South Carolina faces a staggering infrastructure deficit of \$57 billion – repairing roads and sewer lines, adding lanes to overburdened urban highways, building new schools to accommodate growing populations. Much of this deficit represents highway maintenance needs. Yet between 1992 and 2000, South Carolina spent just 20% of its highway funds on road maintenance – a percentage that was lower than all but 5 other states in the nation. If the state is to deal successfully with this enormous fiscal challenge, public agencies like the SC Department of Transportation and local governments must carefully analyze and prioritize how infrastructure funds are spent.

Currently, major infrastructure decisions are often made according to political considerations rather than thoughtful planning. There is little coordination between state and local agencies; nor is there cooperation between cities and counties in metropolitan areas. The lack of planning, coordinating, and prioritizing has resulted in areas with legitimate infrastructure construction and maintenance needs being shortchanged and underserved. At the same time, sprawl development is subsidized in places where growth is inappropriate, placing unnecessary pressure on traditional rural communities, natural resource based industries, and wildlife habitat.

Local governments, through comprehensive planning, can become the agents of fiscal responsibility. As a part of their comprehensive plans, local governments should identify priority investment areas to support economic development and new growth. These designations should guide all public expenditures – sewer and water lines, new schools, transportation projects, and other major public investments. State agencies, local school boards, and other entities responsible for the expenditure of public funds, should participate in these planning processes. To keep politics from guiding infrastructure decision-making, all major projects should be required to conform to adopted plans. The bottom line is that the taxpayer pays the infrastructure bill; so all public entities should plan where they build and only build where they plan.

**Action Items:**

- 1.) Support an amendment to the 1994 Planning Enabling Legislation requiring local governments to coordinate with their neighbors, with local school districts, and with local service providers to designate priority investment areas.
- 2.) Through executive order or legislation, ensure that infrastructure funding for projects within priority investment areas will receive preference. Priority investment area projects would be eligible for a higher non-local match and would be first in line for distribution of funds.
- 3.) Highway system maintenance should take precedence over new roads. The SC Department of Transportation (SCDOT) should demonstrate a valid transportation need before undertaking new projects.
- 4.) SCDOT should ensure that new projects are consistent with local and regional comprehensive plans. Projects within Priority Investment Areas should receive funding preference over those outside of these areas.
- 5.) SCDOT should analyze alternatives for new projects once a valid transportation need has been identified. The range of alternatives should include projects of reduced scope, such as turn lanes and passing lanes, non-construction methods such as transportation demand management and trip-reduction incentives, as well as land use strategies that reduce traffic congestion. The least-expensive alternative that achieves the project goal should be chosen.
- 6.) The state should insure that transportation modeling technology that links transportation to land use is available to SCDOT, COGs, and local governments.

**C. Affordable Housing**

**Description:**

According to the 2000 census, South Carolina’s state rank in housing affordability has moved from the top half to the bottom half. In nearly every community in South Carolina, the typical home for sale is out of the reach of a family earning the typical wage in that community. The National Association of Home Builders estimates that compliance with unnecessary regulations accounts for at least ten percent of the cost of a new home.

Some regulations are written specifically to reduce housing choice to the consumer. They come in the form of exclusionary zoning codes, severe limitations on multi-family housing, large minimum lot sizes and large minimum house sizes in zoning ordinances. In state regulations they include ever expanding buffers, setbacks, and development exclusions, many of which have little relationship to protecting the interests of the State. In addition to regulations, the explosion of taxes and fees add substantially to the cost of housing. These expenses are passed on to the homebuyer in the form of higher housing prices. Housing prices increases that are driven by inefficient and unnecessary regulations and excessive fees hurt all South Carolinians, but they are particularly burdensome on lower income and minority families.

Non-governmental organizations such as Community Development Corporations and Habitat for Humanity provide an invaluable service in the field of affordable housing and community development. The state should examine ways to support and enhance this work in the private sector.

**Action Items:**

- 1.) Pass legislation establishing a process, under the Administrative Procedures Act, to evaluate the impact of new regulations on affordable housing costs within developed and developing areas, (including urban and suburban priority investment areas and rural communities).
- 2.) Create a legislative study committee to evaluate the impact of existing legislation and regulations that could affect housing affordability. This legislative study committee should evaluate the effectiveness of these laws and rules, including but not limited to the 2000 International Building Code (IBC), and make recommendations for reforming those that do not serve a reasonable purpose or that add unnecessarily to the cost of housing.
- 3.) Pass legislation that brings the adoption of the statewide building code with regional considerations under the Administrative Procedures Act.
- 4.) Establish incentives for local governments to identify unnecessary barriers to affordable housing, (such as zoning codes, subdivision ordinances, and other statutes that could affect housing costs in developed and developing areas and in rural settlement areas) and take steps to remove those barriers. Localities that conduct this exercise would be eligible for higher state and federal matches for infrastructure and housing funds.
- 5.) Seek out non-governmental organizations working in the fields of housing and community development and identify ways, though legislation, executive order, or education, to help advance this work.
- 6.) Support a technical amendment to the South Carolina Community Economic Development Act that extends the current sunset provision of 2005 until the time that the Legislature appropriates the 5 million dollars designated in the current Act.
- 7.) Streamline grant application procedures for the South Carolina Housing Trust Fund.

**D. Predatory Lending****Description:**

The American dream of home ownership is difficult enough to obtain. South Carolinians rank 36<sup>th</sup> in the nation in average net worth. Unfortunately, unscrupulous lenders in South Carolina are permitted to prey on the uninformed with high cost loans and unconscionable lending practices. The problem with predatory lending is particularly severe for lower income borrowers who may have few lending options. Lenders in South Carolina should not be permitted to take advantage of these homebuyers.

**Action Items:**

- 1.) Support legislation to insure that home and automobile buyers are not victimized by predatory lending practices.

**E. Traditional Neighborhoods****Description:**

Many South Carolinians want to live in traditional neighborhoods, where residents can walk to schools, shops, and offices. Studies have shown that traditional neighborhood design can reduce infrastructure costs, slow the rate of rural land consumption, and even improve the health of children by providing more opportunities for physical activity. But current zoning laws make it nearly impossible to create these types of neighborhoods. These codes effectively prohibit the development today of places like Pendleton and Beaufort, like Shandon in Columbia, or like Aiken and downtown Charleston – places that are nationally regarded as some of the most beautiful and desirable in America. The state should work to remove legal impediments to traditional neighborhood design and to provide incentives for the construction and revitalization of traditional neighborhoods.

One way to level the playing field is for local governments to enact traditional neighborhood development (TND) ordinances. These ordinances allow new development to occur in traditional, rather than conventional, forms by relaxing many existing restrictions on housing types and non-residential uses, while applying specific, detailed parameters on building mass and street design.

**Action Items:**

1.) Oversee development of a model TND ordinance that would be integrated into local planning codes as a use of right. This would allow the developer, and consequently, the home buyer, to choose between conventional development and the TND alternative.

2.) Create incentives at the state level that would encourage local governments to adopt TND ordinances. One incentive would be to provide a higher non-local infrastructure funding match for communities that adopt TND zoning options. Another incentive with important benefits for mobility is to allow the use of state and federal transportation funds to construct a portion of the internal road systems for TND developments. This is justified by extensive research showing significant reductions in household trips in traditional neighborhoods, and thus, lower costs for external road maintenance and construction.

**F. Public Transportation****Description:**

South Carolina's public transportation systems are not adequate to serve the needs of a growing and urbanizing state. With another million new residents living in the state by 2015, public transportation in urban areas is necessary to insure full access to jobs. Further, it is clear that unless transportation planning is integrated with land use planning, transit systems will neither be financially sustainable nor will they help alleviate traffic congestion. Instead, they will be relegated solely to providing transit services for the poor, rather than making a comprehensive contribution to economic development and mobility.

Besides the need for public transportation systems within metropolitan regions, the state should explore the merit of providing transportation between metro regions and to major cities in North Carolina and Georgia. North Carolina has over the past few years analyzed and begun to plan for rail connections between its major urban areas.

The governor's office should initiate an assessment of public transportation systems and needs in the state. It will explore the potential to provide incentives for intergovernmental cooperation in the development of public transportation plans.

**Action Items:**

1.) Through appropriate action, establish a higher percentage of state and federal transportation funding for those metropolitan regions that develop regional plans for public transportation that are integrated with land use plans.

2.) In partnership with state agencies and appropriate non-governmental organizations, rigorously evaluate the needs and opportunities for public transportation in South Carolina, including intra-regional and inter-regional systems.

**G. Protecting Traditional Communities****Description:**

Industrial and residential growth in rural areas can have a huge impact on the quality of life of long time residents. Major changes include increased highway congestion and rail use, as well as condemnation of land and homes for new public infrastructure. Because lower income rural communities often lack political power and land values are low, they bear a larger proportion of the impacts of these types of changes. Growth drives land values and property taxes higher. The increasing tax burden can force the sale of family land, especially in the case of heirs' property where many individuals hold an undivided interest in a single parcel.

Traditional and historical South Carolina neighborhoods are a vital part of the state's makeup. They often offer affordable housing interspersed with more expensive housing. Community members rarely place a priority on property value appreciation but instead are concerned with community stability. These communities reflect many of the values important to the whole state. Yet efforts to classify these places as historical are denied because the criteria for designation emphasize the age of the buildings rather than the age and significance of the community. The state should acknowledge the importance of old rural communities by modifying the process of historical designation.

**Actions Items:**

- 1.) The state historic preservation office should evaluate South Carolina's rural communities and designate those which have served as ancestral habitation for more than 100 years as historic areas.
- 2.) Governmental entities seeking to utilize eminent domain in these areas should be required to adhere to strict guidelines regarding property values of the entire community, not simply the property being condemned.
- 3.) Establish a process of communication between developers, local governments, state agencies and these communities when permitting and funding decisions are made.

**H. Downtown Revitalization****Description:**

Many South Carolinians don't "go to town" anymore. In many areas, residents face increasing traffic congestion along major highways lined with strip commercial development. With these changes, South Carolinians may also be losing a vital sense of community. Small cities across the state, where "town" was the beginning and end of commerce, where healthcare was delivered and where information was dispersed are now becoming relics of the past. These places represent a new challenge and an opportunity to renew that pride we all have in our communities.

**Action Items:**

- 1) Work with Community Builders (formerly Downtown Development Associations), MainStreet programs, and other non-governmental organizations dedicated to downtown renewal, to formulate a strategy to incite revitalization projects.
- 2) Explore possible legislation to streamline the process cities use to obtain DOT enhancement grants, community development block grants, or tax increment financing districts with the goal of downtown revitalization.

**I. Beautification and Litter Control****Description:**

Beautification and litter control is important to the quality of life and economic attractiveness of South Carolina. It is essential to streamline resources and support successful bi-partisan programs already in existence--PalmettoPride appears to be such an effort.

When Lou Holtz came to the University of South Carolina, he noted in a press conference that South Carolinians must have clean cars because all the trash was on the roads. After this embarrassing comment, then-Governor Jim Hodges by Executive Order created a task force to study litter and its impact on South Carolina. He appointed Senator David L. Thomas (R-Greenville) to chair the bi-partisan task force. PalmettoPride is funded by two primary sources: court fines at the municipal level, such as parking and speeding tickets, and corporate support. Since it is a 501 (c) (3) organization, contributions are tax-deductible. In addition, there was a line in the Hodges' budget for \$540,000 under the Governor's Office of Executive Policy. Approximately, \$400,000 is returned in grants for local beautification and litter control projects. In addition, PalmettoPride works with state agencies to streamline monies spent, such as in education. For example, "litter lessons" for schools were duplicated in several agencies and none were in compliance with educational standards. PalmettoPride worked with the Department of Education to develop a standard curriculum and it will be available in August 2003.

PalmettoPride focuses on education, enforcement, awareness and pick-up. Some of their on-going programs include: statewide media campaigns, coastal anti-litter campaign targeted to tourists, Community Pride grants, Litter Busters Hotline (1-877-7-LITTER), K-12 educational curriculum that matches the standards, Challenge for the Environment Education grants (middle and high schools), and a master plan for statewide beautification.

**Action Steps:**

- 1) Support PalmettoPride as the umbrella organization for promoting beautification and litter control and encourage state agencies to work with them.

2) Embrace PalmettoPride and make an effort to publicly participate in its programs.

## II. LAND CONSERVATION

### A. Conservation Incentives

#### Description:

South Carolina is fortunate to rank as the 10<sup>th</sup> most biologically diverse state in the nation. We have tall mountains, rocky piedmont foothills with rolling open lands surrounded by hardwood forests. Our massive rivers bring the water from the mountains past the sandhills, carving vast bottomland forests, rich farmland, swamps and isolated wetlands on their way to the miles of marshes, barrier islands, estuaries and beaches where the land meets the ocean. Our vast riverine floodplains, isolated wetlands, and salt marshes purify storm water run-off, stabilize streams and rivers banks, store excess water, and provide extensive wildlife habitat. Yet the natural beauty of our state puts these landscapes at risk. Within the next 15 years there will be another one million people living in South Carolina. These demographic changes combined with the historically low economic conditions experienced by a majority of our citizens will place increasing pressure on the landowners to develop their lands. National regulations help protect these resources, but these regulations are minimal and in many cases more protection is necessary to insure long-term protection.

Research has revealed that landowners find non-cash incentives persuasive reasons to expand their protection of vital ecosystems, scenic vistas and open lands beyond the minimum regulatory standards. Desirable enhancements to the existing system include non-cash incentives such as: “fast track” or expedited permitting from DHEC and other state agencies and local planning commissions and councils. Another helpful incentive is designation under the South Carolina Land and Water Steward program. Monetary incentives include public funding for the purchase of land or development rights and increased state tax credits for donation of conservations easements.

#### Action Items:

- 1) Raise the per acre cap in the Conservation Incentives Act. Raise the maximum annual credit of \$52,500 per year.
- 2) Index any limitations in the act to inflation or documented property appreciation.
- 3) Increase funding for the South Carolina Conservation Bank from one quarter to one half of the real estate transfer fee that goes to the State.
- 4) Focus particular attention on using Conservation Bank funds to obtain easements on riparian wetlands and buffers with the goal of protecting water quality from sedimentation and inappropriate development.
- 5) Modify state permitting processes to allow for the reconstruction of rice field dikes when the following conditions are met: a.) the state has conducted a basin-wide study of the river system in which the project is proposed to determine the cumulative ecological impacts of dike reconstruction, b.) the landowner has a clear chain of title to a Kings grant or a state grant; c.) the landowner develops and adopts a management plan that protects ecological functions; d.) the landowner places or has placed a bona fide conservation easement on the associated uplands adjacent to the rice field with a qualified conservation organization; e.) the reconstruction does not impede the state’s interest in public access to waters of the state.

### B. Heirs’ Property

#### Description:

Heirs’ property is a term that describes land owned primarily by the descendants of African-Americans who originally purchased, or were deeded, land following emancipation. All descendants equally share in the inheritance of the land, which has been passed down through generations usually without a will. Such an inheritance gives each family member equal property rights. However, the law does not determine how responsibility for the land should be divided. Because of the tenuous nature of this kind of ownership, if one descendant wishes to sell, the rest are often forced to sell.

To help stem the tide of land loss, non-governmental organizations including the SC Centers for Equal Justice (formerly known as The Neighborhood Legal Assistance Program), Penn Center, the Community Foundation serving Coastal South Carolina, the SC Bar Foundation and the SC Appleseed Legal Justice Center have developed a three-pronged strategy to provide educational, legal and advocacy services. A Resource Bank of community-based groups which have an interest in the issue of heirs' property and land use issues will act as a source of referrals, provide assistance and extend community outreach. The state should endorse and support this initiative.

**Action Items:**

1.) Support and seek to expand this program for implementation in all counties. Establish a liaison to facilitate communication on this issue.

**C. Focus Area Expansion**

**Description:**

Public/private partnerships have been extremely successful in promoting conservation in South Carolina. These initiatives involve federal agencies like the US Fish and Wildlife Service, the state Department of Natural Resources, national and local land trusts, timber companies, and private land owners. The oldest and most successful example of such a partnership is the ACE Basin Task Force working in the Ashpoo/Combahee/Edisto basin focus area. During the 1990s other focus areas were established on the coast and in the upstate. The focus area task forces conduct assessments of the ecology of the project areas, identify conservation opportunities, leverage assets to maximize public funds for conservation, educate landowners about management strategies, and work to obtain donated conservation easements.

**Action Items:**

1.) Encourage the state and its non-governmental partners to identify ecologically important areas not presently included in focus areas, evaluate the potential leadership among landowners in the area, and where it is warranted, support the establishment of new focus areas based on the ACE basin model.

**D. Traditional Agriculture and Forestry**

**Description:**

Productive agricultural land (*farmland*) is a finite and irreplaceable natural resource. Farmland also provides cultural and ecological values. Other environmental benefits include wildlife habitat, clean air and water, flood control, ground water recharge and carbon sequestration. Despite its importance, much of South Carolina farmland is at risk due to "urban influences." Agricultural and forestry production and practices are more frequent targets of nuisance complaints or lawsuits from urban users. Farmland is more desirable to develop because it tends to be flat, well drained and more affordable to developers than to farmers. Rezoning and neighboring property uses are often restrictive or punitive to on-going agricultural practices. South Carolina should include farmland protection initiatives in specific legislation as well as laws that indirectly affect farming or forestry.

**Action Items:**

- 1.) Include "Right to Farm" and "Right to Burn" language in state zoning enabling laws. Consider Agricultural Protection Zoning (*APZ*) as it has been applied in other states.
- 2.) Incorporate agriculture-specific policies in state conservation practices, i.e., Agricultural Conservation Easements.
- 3.) Evaluate Transfer of Development Rights (*TDR*) to preserve or create agricultural and forest lands.
- 4.) Inventory compliance with Farmland Protection Policy Act (*FPPA*) for federal (*mandatory*) and state (*optional*) projects.
- 5.) Provide support for family farms, minority farmers, forest operations, small farms and part-time farmers through the Department of Agriculture, South Carolina State University, Clemson University, and others.

**E. Best Development Practices**

**Description:**

South Carolina's development and growth activities, including permitting and zoning approvals, are governed by myriad agencies enforcing myriad regulations and laws, often to conflicting or ineffectual ends. In the worst cases, these rules actually hurt the state's natural resources. Occasionally, landowners seeking to implement conservation measures on their land or in new development find those efforts are thwarted by the

very regulations that are supposed to protect the environment. To overcome this problem, the state should develop a “Best Development Practices” framework and promote these standards to the various bodies with jurisdiction over development. These practices should be supported by voluntary incentives.

**Action Items:**

1.) Appoint a task force with representation from development interests, conservation/environmental interests, local government interests, agency interests, and professional interests (legal, engineering) to produce a set of development practices consistent with environmental protection and governmental efficiency. The practices would cover activities such as erosion control, wetland disturbance and management, road design and construction, and other impacts. The committee would identify which agencies should adopt and implement these incentive-based standards. Each agency would determine appropriate incentives to insure that the standards within their jurisdiction were employed.

2.) Through appropriate action, require that Best Development Practices be implemented on state-funded projects.

**F. Natural Resource Education**

**Description:**

South Carolina’s school curricula do not effectively instill a sense of pride of place, nor do they teach young students the value of conservation of our state’s precious natural resources. Generally, today’s students are not made aware of the state’s historical and current reliance on agriculture and forestry. There is no educational support mechanism for instilling pride in our rural heritage or understanding of our natural resources. The state should support conservation, agriculture and forestry education programs for all schools in South Carolina. The time to educate the children in South Carolina about the value of its natural resources and the importance of conserving those natural resources is now. We believe that each child should be given the opportunity to learn the importance and uniqueness of our state’s resources to assure that these values are embraced by this and future generations (see Vision Statement).

**Action Items:**

1) The South Carolina Department of Education and county school boards should identify and partner with existing private sector education organizations such as Project Learning Tree, the South Carolina Association of Environmental Educators, the South Carolina Aquarium, other non-governmental environmental organizations, and interested education foundations.

2.) The Department of Education in conjunction with these partners, should develop curriculum guidelines and goals similar to SC History requirements for the elementary school program.

3.) The Department of Education should partner with appropriate non-governmental organizations in identifying and disseminating existing resources for assistance in curricula, teacher training or financial assistance.

4.) Distribute copies of the Quality of Life Vision Statement to all public schools.

**III. REGULATORY REFORM**

**A. Streamline Agencies, Consolidate Permitting Processes, and Eliminate Wasteful Appeals**

**Description:**

Permitting has become extremely complex, time consuming and expensive – for both the applicant and the State. Without clear lines of responsibility for issues (such as isolated wetlands) agencies feel the necessity to expand their jurisdiction and find it difficult to prioritize work or to act promptly. Agency processes should be made more user friendly – especially in times of budget constraints. This would include streamlining permitting processes and reducing the time to act on permit applications.

Likewise, permitting processes should not be used by agencies to achieve goals not directly related to the permitted activities. Frequently, regulatory approvals are necessary in order to incorporate Best Management

Practices and Wildlife Management techniques on conservation easement properties. Such permits are often difficult and expensive to obtain.

Our environment is changing rapidly – new concerns are constantly arising. It is imperative that our State agencies stay on the cutting edge of technology and are prepared to pro-actively deal with – and predict - the needs of our citizens. The preparedness and response capabilities of the various agencies start at the top. Longevity in a position does not necessarily mean that the State’s best interests are being served. With limited financial resources, the State must assure that its agencies are run by the fewest but most capable people consistent with protecting the quality of life that makes South Carolina so special.

Permit appeals of OCRM and DHEC permits are heard before the OCRM Appellate Panel and the DHEC Board only AFTER being heard in a full evidentiary hearing before an administrative law judge. This costs money and time for both the State and the permittee/applicant.

**Action Items:**

- 1.) Issue an executive order directing all permitting agency directors to streamline permitting processes; to coordinate with sister agencies to eliminate redundancies; and to establish “Best Practices” guidelines, by which agency effectiveness and leadership could be measured, and thus, the agencies held accountable for permitting issues.
  
- 2.) The OCRM Appellate Panel and DHEC Board effectiveness in the appeal process should be evaluated, and a requirement that permit appeals be filed directly with the Circuit Court should be considered.

**B. Provide Incentives for Infill and Re-Development of Greyfield and Brownfield Areas**

**Description:**

For the most part, land use regulations do not recognize the value to the community of certain types of development. Infill development and the re-use of abandoned or under-utilized properties work against the trend of continued growth and urban sprawl. The application of “one size fits all” regulations, including assessment of full impact fees, actually operates as a disincentive to these uses. A good example of this problem is the regulations governing the construction of new schools. Building large new schools in rural or transitional areas results in rapid spread of new residential neighborhoods, as parents seek to live near where their children learn. This leads to greater traffic congestion, and the abandonment of older, established neighborhood schools. These older neighborhoods thereby become unattractive for young families who move to the new developments nearer the new schools.

**Action Items:**

- 1.) Prepare and support amendments to the Comprehensive Planning act of 1994 to require local comprehensive plans to offer incentives for infill development and the re-development of greyfield and brownfield areas. These incentives could include expedited and prioritized processing of approvals; reduced or waived impact fees; and other economic incentives. The same treatment should be adopted by State agencies through appropriate legislation.

**C. Adopt Property Rights Legislation Consistent with the Qualify of Life Task Force Vision Statement**

**Description:**

Application of land use regulations occasionally results in a property owner suffering loss or damage because of unique circumstances that do not adversely affect the community, generally. In such cases, an expedient, low-cost procedure should be available to allow the property owner to seek relief from the governmental entity imposing the regulation, and to provide the governmental entity flexibility to deal with the property owner fairly, but without payment of money damages. The only recourse now is a lengthy and expensive judicial proceeding where no one wins and everyone loses – regulation is necessary to provide predictable framework to protect our resources, but not at the expense of private property rights.

**Action Items:**

- 1.) Promote and sign legislation that provides property owners and local governments the opportunity and flexibility to mediate land use regulation disputes. The new law should respect traditional land uses, and provide for an expedited initial appeal. (The legislation should exclude claims of alleged constitutional takings, where the remedy would remain a judicial challenge.)

#### **D. Eliminate “Postage Stamp” Appeals of Regulatory Permits**

##### **Description:**

An applicant for a permit is required to comply with ever-increasing regulations and requirements in order to complete a permit application. Likewise, the State spends a lot of money and time in reviewing and processing permit applications. These routinely involve experts and professionals in multiple fields of discipline. Under present law, it is quite possible for an individual, with tenuous standing, to appeal the issuance of a permit by simply writing to the agency in protest. This can result in legitimate endeavors being delayed for years, and at extraordinary expense, while the matter works its way through the lengthy appeals process.

##### **Action Items:**

1.) Initiate and support legislation amending permitting regulations to (i) require third party appeals to valid permits only upon demonstration of standing – i.e. the appellant is directly affected in a material way by the permitted activity; (ii) provide a process to protect agencies and permittees from expense or damage due to appeals brought on frivolous grounds, or primarily for the purpose of causing delay; and (iii) ensure that said regulations are uniformly and consistently applied.

#### **E. Adopt Additional Protection for Isolated Freshwater Wetlands Based on Function and Size**

##### **Description:**

Federal protection of isolated freshwater wetlands has been dramatically reduced or eliminated by court decisions and subsequent de-regulation. Because of the importance certain of these wetlands have in South Carolina, new State regulations should be adopted that recognize the need to protect the functions served by such wetlands and require mitigation which is proportionately relative to the impacts of development and other uses. Any new regulations should not be “one size fits all”, however, and should recognize the traditional uses of our land for agricultural, silvacultural and recreational purposes.

##### **Action Items:**

1.) Appoint a task force to develop a method of grading isolated freshwater wetlands, and devising a matrix for assessing required mitigation for impacts which may be permitted. As an alternative to mitigation by protection of other wetlands, a permittee should be allowed to pay an impact fee, which would be deposited in the State Conservation Bank. The Task Force should include appropriate appointees from State agencies, environmental, development and property owner groups

#### **F. Reform Annexation and Condemnation Laws**

##### **Description:**

Rapid growth and multiple jurisdictions have led to annexation being used in some cases to stop growth, and in others to inappropriately facilitate development. Most would agree that annexation should only be used to assure orderly, quality growth, and protection of property values for both owners and the community. The present annexation laws should be examined and amended to reflect the dynamics of land use and quality of life in the twenty-first century. Condemnation has been used by a State entity to acquire property for a purpose that ultimately was not permitted (SCPA for Cainhoy/Daniel Island Railroad). This means that the property owner has lost his property for no public use.

##### **Action Items:**

1.) Appoint a task force including representatives of municipal and county governments, the State legislature and landowners to review legal and practical issues of annexation and condemnation procedures, and recommend changes to current laws.

### **IV. RESOURCE INVENTORY/UNIFORM VISION**

##### **Description:**

South Carolina is rich in natural resources. These resources support one of the ten most biologically diverse landscapes in the nation. This landscape has, throughout history, provided resources for plants and

animals, agricultural activities, forestry and recreation, as well as urban, suburban and industrial development. More recently, South Carolina's natural beauty is providing impetus for one of the fastest growing populations in the region as well as the nation.

Our natural resources are being depleted at an alarming rate. Every year, approximately 72,000 acres of land are lost to new development (200 acres per day). In fact, a 1997 report by the Center for Urban Policy Research at Rutgers University indicated that South Carolina was tenth in growth nationally and fifth regionally. Land is being consumed by urban growth at higher rates than predicted by population growth figures alone.

The cumulative effects of the successive waves of settlement and human use over the past 300 years have put as many as 25 percent of the state's native fish and wildlife species at risk of being eliminated from the state. Management of public lands has also become problematic due to their fragmented nature and surrounding land use. In addition, riparian corridors, wetlands, and salt marshes are subject to non-point source pollution from surrounding urban and suburban areas. Between colonial times and the 1980s, the state lost approximately 27% of its wetlands. These losses continue today.

As of 1997, there were approximately 4.5 million acres in agricultural production in South Carolina, an 18 percent drop since 1982 (SC Statistical Abstract, 1998). Much of the state's development and growth has also resulted in a loss of productive forestlands.

#### **Action Items:**

1.) In partnership with appropriate state agencies and non-governmental organizations, support efforts to determine the status and trends of the state's natural and cultural resources and to use resource data in all aspects of land use planning. Many organizations, including the state Department of Natural Resources, the Forestry Commission, Archives and History, DHEC, private land trusts, timber companies, and the state Forestry Commission, have data coverage for resources such as forests, wetlands, endangered species, archaeological sites and agricultural soils. Local, regional, and state planning should, without divulging sensitive or proprietary information, have access to this data and have the capacity to analyze the impacts growth is having on important resources. Regular updates of these databases will allow agencies and non-governmental organizations to assess the extent and impacts of land use changes. Whenever possible, data should be available through the Internet. All data users and collectors should be encouraged to use compatible software to allow data-sharing.

2.) Support the efforts of appropriate non-governmental organizations and state agencies to sponsor a statewide visioning process. County and regional meetings should be held to create a citizens' vision of the future for South Carolina's quality of life. Clemson University can provide assistance with its expertise in meeting facilitation. Other appropriate organizations and entities such as the SC Planning Association should be utilized.

3) Create a partnership among state agencies, colleges and universities, and non-governmental organizations like the S.C.Planning Association to provide technical assistance and training to local governments, Councils of Government and Community Development Corporations.

## **V. WATER RESOURCES**

### **A. Coordinated Position on Dam Relicensing**

#### **Description:**

Over the next six years, the Federal Energy Regulatory Commission (FERC) will relicense most of the dams in South Carolina, North Carolina, and Georgia. This process offers an important opportunity to ensure water flow regimes that enhance South Carolina's economic interests and natural resources. FERC relicensing encompasses issues such as minimum release from reservoirs in North Carolina that supply water into South Carolina in the Catawba-Wateree and Yadkin-Pee Dee systems, as well as management of flows and reservoirs in South Carolina. It is essential that state agencies participating in this process present coordinated viewpoints in order to have the greatest impact on the outcome. The governor's office should facilitate this coordination.

**Action Items:**

- 1.) Insist on coordination among agencies, both within and outside of the cabinet for the overall benefit of the state. The administration should rely on scientific analysis of FERC issues produced by state agencies and non-governmental organizations such as the Farm Bureau and The Nature Conservancy in developing the state's position.
- 2.) The state should develop a drought contingency plan for every impoundment. Plans should include improved release strategies to better protect lake levels and minimum flows for downstream users.

**B. Proactive Management of Water Supplies****Description:**

While the level of drought that occurred during 1997 – 2002 is not a frequent occurrence, it will most certainly happen again. The population of our state is increasing especially along the coast and the I-85 and I-77 corridors. These areas depend on the Savannah, the Broad/Saluda, the Catawba and the Yadkin/Pee Dee Rivers. Current surface water storage in these basins (except the Saluda) is owned and operated by the Corps of Engineers or by out-of-state corporations. The current program of drought initiated water conservation established by the Drought Response Act is limited to public water providers. Private water companies are not subjected to this requirement. The Act gives The Department of Natural Resources the authority to adopt regulations by other water users but such regulations have not been adopted.

The current process that a public water supplier must follow to develop a reservoir is daunting and, in part for that reason, no new on-stream reservoirs have been developed in South Carolina since 1994. Other states in the southeast are engaged in the planning and development of new reservoirs. It should be noted that the same agency charged with planning for future water supplies is also the agency that raises the greatest objections to the permitting of water supply impoundments. The State must take a more active role in planning, coordinating and managing our state's water supplies.

**Action Items:**

- 1.) The State must move to exercise more control over the flow the state's waters to assure the protection of the needs of South Carolina citizens and industry.
- 2.) The State should undertake the development of new regulations that could be activated by the Drought Response Committee when severe or extreme drought occurs.
- 3.) The governor should appoint Drought Response Committee members.

**C. Multi-State Water Use Agreements****Description:**

South Carolina has been in the grips of a five-year drought and on the verge of a water crisis. Most scientists predict greater swings in climate variability, increasing the odds for more frequent and severe droughts, floods and hurricanes. In addition to drought, present and future withdrawals and power generation requirements could intensify management difficulties in all of our existing impoundments. Atlanta hopes to use the Savannah River for some portion of its water supply. Industries and municipalities that now meet their water supply demands with ground water will likely also move to the Savannah River to accommodate increasing demands. Operation of the existing reservoirs to prevent flooding, generate power, and meet minimum in-stream flow requirements requires careful evaluation.

**Action Items:**

- 1.) The State must develop "compacts" with the states of North Carolina and Georgia to better manage our water resources utilizing the lessons learned from the recent drought.
- 2.) In addition to working with the Corps of Engineers, utility companies, and others, the State must work with groups like the Pee Dee River Coalition to develop regional solutions to what are truly regional problems.
- 3.) The State should consider the option to purchase storage in out-of-state reservoirs for future water supply as well as other purposes not originally specified.

## *Conclusion*

The task force is unanimous in its conviction that the status quo in government cannot serve the long-term needs of the state. The state lacks a clear vision to inform decision-making. This lack of clarity has spawned regulations and spending decisions at the state and local levels that fail to achieve their intended goals and work against conservation and economic development. Regulatory processes can be inefficient and over costly. Local governments and state agencies fail to coordinate their decisions, generating unnecessary conflict. Public entities often make decisions based on political influence rather than objective analysis.

The task force submits these 26 recommendations to change the direction of South Carolina. We believe these changes will help enable South Carolina to more fully develop and sustain the strengths of its diverse citizenry, its private sector institutions, its natural landscapes and its traditional communities. We envision government institutions working in collaboration with private sector interests, enabling and complimenting exemplary efforts to improve South Carolina's future.

Finally, the task force recognizes how difficult it will be to achieve meaningful change, yet the members are dedicated to seeing these recommendations fully implemented. To that end, members of the task force offer to Governor Sanford their continuing time and energy in support of Quality of Life efforts by this administration.

Respectfully submitted,

The Quality of Life Task Force

## TASK FORCE MEMBERS

Elizabeth M. Hagood, Co-Chairman  
Charleston  
Community Volunteer

Ken Jackson, Co-Chairman  
Florence  
S.C. Association of Realtors

Jim Anthony  
Pickens  
Cliffs Communities

Dana Beach  
Charleston  
S.C. Coastal Conservation League

Jim Chaffin  
Beaufort  
Spring Island

Jim Cockman  
Campobello  
The S.C. Nature Conservancy

Edwin H. Cooper, III  
Charleston  
Ducks Unlimited

Ken Driggers  
Columbia  
Palmetto Conservation Foundation

Dial DuBose  
Easley  
Upstate Alliance

John Frampton  
Chapin  
S.C. Department of Natural Resources

Vince Graham  
Mt. Pleasant  
Civitas, LLC

Guerry Green  
Georgetown  
Businessman, conservationist

Ellen Harley  
Charleston  
Former member, Pennsylvania House of Representatives

Wes Hayes  
Rock Hill  
S.C. Senate; Chairman, Ethics Committee

Ann Jennings  
Columbia  
Congaree Land Trust

Buddy Jennings  
Columbia  
SC Farm Bureau

Hank Johnston  
Bluffton  
Mayor of Bluffton

Charles Lane  
Charleston  
ACE Basin Task Force

James Law  
Monks Corner  
Former S.C. House of Representatives

Daniel Layfield  
Florence  
Sanford transition team

Fred Lincoln  
Cainhoy  
Wando-Huger Concerned Citizens Group

Louis Lynn  
Columbia  
Businessman, Clemson Trustee

Mike McShane  
Johns Island  
Lowcountry Open Land Trust

Thayer Rivers  
Ridgeland  
S.C. House of Representatives

Neil C. Robinson, Jr.  
Charleston  
Attorney, S.C. Tourism Council

Everard "Rod" Rutledge, PhD  
Charleston  
Bon Secours Health Systems, Inc.

Michelle Thaxton  
Columbia  
S.C. Landowners Association

Bill Theus  
Columbia  
Palmetto Traditional Homes

Eddie Twilley  
Charleston  
Mead Westvaco Corporation

## Appendix A – Quality of Life: The Long Term Horizon

### Scope of this Report

Quality of Life is a topic as broad as the human and natural diversity of this state. While the ultimate scope of this task force was narrow, focusing on land and people, it by no means minimizes the importance of issues not addressed in this report. A number of factors honed this report to the five areas of concern addressed herein:

- 1) the work of other task forces appointed by the governor (i.e. public health, education and economic development);
- 2) the scope of the governor's authority to address issues;
- 3) the belief that the state's two primary assets are its people and land; and
- 4) the task force's identification of a corpus of issues critical to initiating a comprehensive quality of life agenda.

### Long Range Plan for Quality of Life

It is the consent of this task force that effective quality of life efforts will require the on-going attention of the governor. The fact is that this report deals with issues critical to *initiate* a Quality of Life component in this administration. There are many relevant areas of concern that are not addressed in this report. Issues such as air quality, progressive traffic and congestion, and public safety will arise in the form of crises if mechanisms for their consideration and management are not in place in advance. Furthermore, areas such as the arts and cultural affairs are vital components of a comprehensive quality of life agenda for South Carolina. For this reason, the task force envisions this report becoming a strong “first-step” toward enhancing the quality of life in South Carolina. Future steps would require continual oversight and vigilance. Since it might not be optimal for the governor's office to staff such a position, the governor would need to rely on the commitment and focus of a voluntary citizen's council. The task force recommends establishing such an advisory committee that can serve the dual purposes of public participation and policy direction.

### Leadership

South Carolina is blessed that the Quality of Life issues we face are not classified as “crisis issues” as are issues such as the state budget, Medicaid or DMV. In such a climate as this, it would be easy to take quality of life issues for granted. Through his foresight and personal commitment to these issues, Governor Sanford has the opportunity to lead and establish a vision that will bear great fruit for South Carolina in the long term. The most critical element to the future sustainability of our quality of life is leadership. The governor needs to be **the standard bearer for quality growth in South Carolina:** growth that benefits our state economically while preserving our precious natural resources and sense of community. South Carolina is unique among states in that we have not yet destroyed the very assets that enrich our state. The greatest asset we have to attract desirable businesses to South Carolina is our quality of life, the heart of which are our natural and cultural resources. As governor, Mark Sanford should paint a clear Quality of Life Vision for the state and initiate efforts that will ensure its success.

## Appendix B – Resources

### *Community Growth Resources*

#### **Congress for New Urbanism**

Email: [www.cnu.org](http://www.cnu.org)

#### **Council on Coastal Futures**

Appointed by DHEC to make recommendations regarding future of the coast. Hank Johnston sits on this council.

#### **Dover, Kohl & Partners**

Planning design firm focusing on traditional town revitalization, fixing sprawl design

Email: [www.doverkohl.com](http://www.doverkohl.com)

#### **Institute for Public Service and Public Policy - University of South Carolina**

Interested in developing policies, research, GIS, etc.

Contact: Jeffery Beacham, Ph.D. 803-777-5522 Fax - 777-4575

#### **SmartGrowth**

Focuses on restoring community and vitality to center cities and older suburbs; is more town-centered, is transit and pedestrian oriented; has a greater mix of housing, commercial and retail uses; and preserves open space and other environmental amenities. No "one-size-fits-all" solution:

Website: [www.smartgrowth.org](http://www.smartgrowth.org)

#### **SC Real Estate Center - University of South Carolina**

Ron Rogers, Director - 803-777-5960 Fax 803-777-9344 Email: [realestate@moore.sc.edu](mailto:realestate@moore.sc.edu),

Organized SC Smart Growth Initiative with the Urban Land Institute headed by Mayor Joe Riley and Jim Chaffin. This group has been meeting for 18 months to develop a consensus on ways to manage growth.

#### **Strom Thurmond Institute - Clemson University**

Very involved with land use issues, using GIS to predict development patterns, etc.

Contact: Bob Becker, Director - 864-656-2227

Web site: [www.strom.clemson.edu](http://www.strom.clemson.edu)

### *Land Conservation Resources*

#### **The South Carolina Nature Conservancy**

Marc Robertson, Director

#### **The Lowcountry Open Land Trust**

Will Haynie, Director

#### **Ducks Unlimited**

Website: [www.lolt.org](http://www.lolt.org)

Website: [www.ducks.org](http://www.ducks.org)

#### **South Carolina Coastal Conservation League**

Dana Beach, Director

Email: [danabeach@SCCCL.org](mailto:danabeach@SCCCL.org)

#### **Upstate Forever**

Brad Wyche

Website: [www.upstateforever.org](http://www.upstateforever.org)

### *Regulatory Reform Resources*

#### **South Carolina Tourism Council**

Non-profit coalition of businesses, associations and individuals involved in common sense regulations of land uses that promote economic development yet protect private property rights.

Phone 803/782-9863 Fax 803/790-8396

Email: [sc tourismcouncil@usit](mailto:sc tourismcouncil@usit)