

# Upstate Update

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Upstate Forever's Monthly Bulletin on  
Important Issues and Events in the Upstate

## Shop Till You Drop and Help Upstate Forever on June 5!

Once again, Mast General Store will honor *Upstate Forever* in its Main Street Greenville store on "Land Trust Day," June 5 by donating 15 per cent of all sales made that day. Please join us for a day of fun, fellowship, and shopping, and help make this event a huge success! *Upstate Forever* staff and board members will be on hand to talk with you about our mission and projects. We hope to see you on June 5!

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### Legislative Update

#### Conservation Bank to Open in July with Full Funding!!

With a huge sigh of relief it is our pleasure to share the wonderful news that the Budget Conference Committee voted to restore full funding to the Conservation Bank! This is great news after months of wrangling over the budget, numerous amendments to divert funds to other programs, and attempts to undermine the Conservation Bank altogether. The Committee's vote supported the Senate's decision not to divert most of the funding to other programs, as the budget passed by the House of Representatives would have required. In the end, the Committee honored the commitment that was made when the Bank Act was passed two years ago. Governor Mark Sanford has been a champion of the Conservation Bank since he took office and there is every reason to believe he will agree with the committee's action, after which the Bank will receive approximately \$10 million for the protection of historically and naturally significant lands. Thanks to each of you who made phone calls and sent letters and emails to our legislators throughout this long battle! Your voice was heard!

#### ⚡ ACTION ALERT! Help Stop Bad Wetlands Bill! ⚡

In *Upstate Update 53* we reported that the House was considering a bill that would give DHEC permitting authority only over isolated wetlands that are five acres or larger in size, opening the door to the indiscriminate destruction of wetlands smaller than that. Since 75 per cent of the state's isolated wetlands are smaller than five acres, this would spell disaster for many of our state's wetland areas - resources that provide numerous services including naturally managing stormwater, filtering pollutants from water supplies, and providing wildlife habitat and nurseries. The good news is that the bill has now been amended to include a one-acre exemption, with everything larger requiring a permit and mitigation. The bad news is that so many amendments have been added to the bill that weaken it that it's actually worse than before. For example, counties would be prohibited from enacting stronger wetlands ordinances, SCDOT would be exempt altogether, and the one-acre exemption could be used multiple times on one piece of property. There are so many things wrong with this bill and there is so little time left in the General Session (one week) to properly address them that the bill should be tabled and deferred to the next legislative session in 2005.

### Promoting sensible growth and protecting special places in the Upstate

Please contact Senators today and ask them to oppose the wetlands bill (H.4934) and the amendments to S.720 because they do not provide true protection for isolated wetlands and would allow for the destruction of these important resources.

You can find contact information by typing your address in the form on the following website: <http://congress.org/congressorg/state/main/?state=SC&view=myofficials#0>

### Good News for Textile Mills!

This month Governor Sanford signed into law a bill (S.1075) that provides tax incentives for the redevelopment of abandoned mills. The Textile Communities Revitalization Act offers property, income and other tax credits for rehabilitation expenses made to eligible sites which have been used as a textile manufacturing facility or for ancillary purposes. South Carolina is home to numerous old mills that boast some of the area's most interesting architecture and that provide wonderful opportunities for revitalization in historic mill villages. Their proximity to urbanized areas often makes them good choices for mixed use and residential uses, and they can be catalysts for extensive redevelopment in declining communities. To read the text of the bill, visit [http://www.scstatehouse.net/cgi-bin/query2003.exe?first=DOC&querytext=Textile%20Communities%20Revitalization%20Act&category=Legislation&session=115&conid=829937&result\\_pos=0&keyval=1151075&printornot=N](http://www.scstatehouse.net/cgi-bin/query2003.exe?first=DOC&querytext=Textile%20Communities%20Revitalization%20Act&category=Legislation&session=115&conid=829937&result_pos=0&keyval=1151075&printornot=N)

### South Carolina Infrastructure Priority Investment Act (H4354)

This bill would require that local governments with comprehensive land use plans coordinate with infrastructure and service providers to plan ahead where new infrastructure would be built. There is a very good chance that it will be passed, with amendments, before the session ends this week. [http://www.scstatehouse.net/cgi-bin/query2003.exe?first=DOC&querytext=4354&category=Legislation&session=115&conid=832288&result\\_pos=0&keyval=1154354&printornot=N](http://www.scstatehouse.net/cgi-bin/query2003.exe?first=DOC&querytext=4354&category=Legislation&session=115&conid=832288&result_pos=0&keyval=1154354&printornot=N)

### Safe Routes to School Act (H.4740)

This bill will require that local municipal and county governments work with school districts in their jurisdictions to identify barriers and hazards to children walking or biking to and from school. The bill has broad support in the House and Senate and is expected to pass before the legislative session ends this week. To read the text of the bill visit [http://www.scstatehouse.net/cgi-bin/query2003.exe?first=DOC&querytext=safe%20routes%20to%20school&category=Legislation&session=115&conid=829974&result\\_pos=0&keyval=1154740&printornot=N](http://www.scstatehouse.net/cgi-bin/query2003.exe?first=DOC&querytext=safe%20routes%20to%20school&category=Legislation&session=115&conid=829974&result_pos=0&keyval=1154740&printornot=N)

### ENVISIONING THE UPSTATE'S FUTURE: Lessons from Salt Lake

The Upstate is one of the fastest growing and most rapidly changing areas in the United States. Our ten county region's population now exceeds one million and continues to increase at the rate of 44 people per day. Land is being developed at the rate of over 40 acres per day---that is the equivalent of a brand new Haywood Mall being built every two days.

According to the initial findings of a growth impact study for the Upstate performed by the Clemson University Center for Community Growth and Change, there will be 340,000 more people living in the Upstate in less than 25 years. These residents will require 132,000 more houses, drive 260,000 more cars, need 7 million more square feet of retail space, add 60,000 students to our schools, and each day discharge 30 million more gallons of wastewater.

We need growth to keep the economy strong and to provide good jobs and new opportunities for our citizens. The issue is not whether the Upstate is going to continue to grow---that is inevitable. Rather, the issue is how and where this growth will be accommodated. It is, indeed, one of the most important issues our region will ever face.

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Will we become a polluted, traffic-choked area like Atlanta that now has a hard time recruiting business or will we maintain the quality of life that makes us one of the best and most attractive places in the country?

Some rapidly growing regions across the United States are tackling this issue head on. One of the best is "Envision Utah," the widely acclaimed, award-winning program for the Salt Lake City region. *Upstate Forever*, the Upstate Alliance, the Greater Greenville Forum, and Clemson University were honored to bring Utah State Senator Greg Bell, the former chairman of Envision Utah, to our area on May 20 and 21 to describe the program in detail. This short article is no substitute for Senator Bell's eloquent and compelling presentation, but for those who were not able to hear him, we hope this will inspire you to learn more.

Although 2,000 miles away, the Salt Lake region is remarkably similar to the Upstate. Both regions are politically conservative, topographically blessed with spectacular mountains and rich farmlands, have the same number of counties (ten), and are governed by a complex structure of hundreds of local councils and special purpose districts. Both regions, too, face the immense challenges associated with rapid population growth.

Envision Utah does not employ a heavy-handed, regulatory approach. To the contrary, the program is entirely voluntary and educational, providing information, resources and support to local communities and service providers throughout the region on growth and development issues.

One of Envision Utah's first steps was to host "How to Grow" and "Where to Grow" workshops for the public. Citizens sat at tables covered by a large map of the region and were asked to solve this basic dilemma: During the next 20 years, the region's population will increase by 1 million—where are they going to live?

The Envision Utah hosts carefully considered the seating assignments. They wanted a broad cross section of views represented at each table so the developer sat next to the environmentalist and the Republican was next to the Democrat. It worked well because the participants did not have an issue to fight over, they had a common problem to solve—what are we going to do with the next one million people?

At each table were stacks of chips—each one representing 5,000 new people. In most cases, the first inclination was to place the chips in the region's undeveloped areas, but it quickly became apparent that this pattern of development would consume many of the region's special places. Almost no one wanted that result. So they started placing many of the chips on vacant sites in the urban areas, and they placed some on top of each other to achieve higher densities. It became apparent that the region could accommodate the next one million people and avoid the severe fiscal and environmental impacts associated with sprawl. It became clear that the region truly does have a choice.

The next step was to publish four "Scenario Maps" for the future of the Salt Lake region. Two of the maps (called A and B) basically showed what the region would become if current development patterns remained unchanged, while the other two (C and D) showed the result if development was made more compact and walkable.

They compared the costs of the four scenarios and found a staggering \$15 billion difference in the cost of public infrastructure (roads, water, sewer, utilities, etc.) between scenario A (\$38 billion) and scenario D (\$23 billion). Utah Governor (and now EPA Administrator) Mike Leavitt's comment, "We can't afford this!," earned front page headlines.

The study also showed a breathtaking difference in the amount of new land consumed by development: 409 square miles for scenario A, and only 85 square miles for scenario D. Yet there was only a one-tenth of an acre difference in the average residential lot size between the two scenarios (one third of an acre for scenario A and one-fourth of an acre for scenario D).

The maps were widely publicized throughout the region, and the public was asked to weigh in. There was overwhelming support for a future that is less sprawling, less land consumptive, more fiscally responsible, and more pedestrian friendly. In fact, less than 10 per cent supported scenarios A and B.

Through maps, face-to-face meetings, media outreaches and a “we’re all in this together” approach, Envision Utah has engaged the public about the future of the Salt Lake Region. Using the information and resources provided by the Envision Utah program, local governments and special purpose districts are saving tax dollars and land, making the area more attractive to business, and improving the quality of life for all.

The good news for us is that their approach is not unique to Salt Lake—it can work in any region. Envision Utah provides a wonderful model by which our region can come to grips with the formidable challenges posed by rapid growth and change.

It’s time to “Envision the Upstate.”



## Forever Friends



If *Upstate Forever* is to promote sensible growth and protect special places in this beautiful region, we must engage the interest and support of growing numbers of people who care about clean air and water, open space and community revitalization.

Help us expand the reach and impact of our work by nominating several friends for membership. Please send us complete names and addresses by email to [info@upstateforever.org](mailto:info@upstateforever.org), by writing us at P.O. Box 2308, Greenville, SC 29602, or by calling 864-250-0500. We will extend an ever-so-gentle invitation to join. Your friends will be grateful you cared enough to recommend them for membership. So will the Upstate.

### Upcoming Events

#### Upstate Forever Events

**Ongoing, Garner’s Natural Foods, Greenville, S.C.** Recycle your grocery bags and help raise funds for *Upstate Forever*. If you are shopping at Garner’s on Antrim Drive, you can help *Upstate Forever* by taking your own shopping bag for your groceries. For every bag you save Garner’s, they will give you a bean to drop into your choice of three jars - one jar is for *Upstate Forever*. At the end of the campaign, we will receive 5 cents for every bean.

**September 23, 2004, Upstate Forever’s Fifth Annual Conference, “Dealing With Dirt: The Impact of Erosion in the Upstate,” Palmetto Exposition Center, Greenville, SC.** This one-day conference will feature top experts and seasoned professionals who will share their perspectives on a variety of issues. Topics will include information about Upstate soils and topography, how to navigate the NPDES regulatory system, strategies for minimizing impact and maximizing return during construction, municipal responsibilities, and the impacts of sediment on stream habitat and water quality. For more information, visit [www.upstateforever.org](http://www.upstateforever.org)

#### Other Events

**July 15, 2004, Made in the Shade: Can Urban Trees Improve Air Quality?** This half-day forum presented by the Georgia Forestry Commission, Georgia Environmental Council, Georgia Urban Forest

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Council, Cool Communities, Clean Air Campaign and Trees Atlanta will feature a report from NASA on measuring the impact of land cover changes on air quality. Meeting is free and open to the public. Register by emailing [sreisch@gfc.state.ga.us](mailto:sreisch@gfc.state.ga.us)

**July 28 (Smithfield, N.C.) and August 19, 2004 (Statesville, N.C.), 2004 North Carolina Forestry Summit.** Presented by the North Carolina Division of Forest Resources, this one-day seminar will examine ways to keep private forests healthy and productive. For more information, visit <http://www.dfr.state.nc.us/publications/summit1.pdf>

## Did You Know.....

....that the Chattooga River, which runs along the South Carolina-Georgia border in Upstate South Carolina, is celebrating the thirtieth anniversary of its federal designation as a Wild and Scenic River?

....that Northwood Middle School's Destination Imagination Team received the Renaissance Award in the state competition earlier this year? The team will travel to the University of Tennessee to compete with other schools in the Global Finals at the end of this month to present their project, "Plot the Pendulum," which studies the interaction between humans and several elements of the periodic table. The project is presented in the form of a skit in which the students portray Nitrogen, Hydrogen, Sulfur and Oxygen and illustrates the effects of air pollution on animals and plants. Good luck to the Northwood team!

....that the average size of a single-family house in the U.S. has increased from 980 square feet in 1950 to 2,230square feet in 2002?

....that replacing a typical toilet that uses 3.5 gallons per flush with a 1.6 gallon model will save a family of four 11,096 gallons of water per year?

## Lots o' Links

**Shopping for Greens in a Green Building.** This outstanding use of urban space is a LEED-certified downtown grocery store with parking underground and apartments upstairs. <http://www.metropolismag.com/html/sustainable/case/safewaygreengrocer.html>

**America's Gasoline Addiction.** Gas price isn't the only reason to cut down our driving. [http://www.timesdispatch.com/servlet/Satellite?pagename=RTD%2FMSGArticle%2FRTD\\_BasicArticle&c=MGArticle&cid=1031775463724&path=%21editorials%21oped&s=1045855935007](http://www.timesdispatch.com/servlet/Satellite?pagename=RTD%2FMSGArticle%2FRTD_BasicArticle&c=MGArticle&cid=1031775463724&path=%21editorials%21oped&s=1045855935007)

**And Speaking of Gasoline - Money Magazine Reports Only 40 More Years of Oil Left.** If you thought prices were high now, just wait another 10 or 20 years. [http://money.cnn.com/2004/05/20/markets/oil\\_reserves/index.htm?cnn=yes](http://money.cnn.com/2004/05/20/markets/oil_reserves/index.htm?cnn=yes)

**Greenfield Development without Sprawl: The Role of Planned Communities.** According to this report from the Urban Land Institute, the U. S. will gain 53 million people by 2025. In order to meet the needs of this growing population, we must implement a holistic approach to development that includes planned communities, infill development, and redevelopment of suburban areas. [http://research.uli.org/Content/Reports/PolicyPapers/WP\\_664A.pdf](http://research.uli.org/Content/Reports/PolicyPapers/WP_664A.pdf)

**Breathing Dirty Air?** You can find out about the quality of your region's air by reading the American Lung Association's "State of the Air 2004" report. <http://lungaction.org/reports/stateoftheair2004.html>

**Bicycles for Boomers.** To stay in shape and keep the pounds off, many boomers are forgoing running and turning to bicycling. Retailers are seeing brisk sales of bikes to boomers, especially ones that emphasize comfort. <http://www.sunherald.com/mld/sunherald/business/8514287.htm>

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**Wal-Mart Fights Back.** Wal-Mart is pouring money into campaigns against local referenda that would block expansions by the retail giant. In one California county, the company spent more than a half million dollars to defeat a vote to ban big box stores.

<http://www.detnews.com/2004/business/0404/29/c03-137107.htm>

**Hummerdinger.** The Sierra Club's tongue-in-cheek look at the civilian Humvee and how Americans are using it. <http://www.sierraclubplus.org/hummer/>

**Hybrid Sales Booming.** With only three models on the road, hybrid sales increased by 25.8 per cent last year. Gas prices are making more people consider driving these gas- and emissions-efficient alternatives. <http://www.nrdc.org/news/newsDetails.asp?nID=1352>

## Quote of the Month

"You [the Upstate] can't afford to develop the way you're developing."

Utah State Senator Greg Bell  
The Greenville News, May 23, 2004, p.3B

## Shameless Advertisement

As a not-for-profit organization, *Upstate Forever* depends on the financial support of people like you if it is to fulfill its mission of promoting sensible growth and protecting special places. As the Upstate comes alive with the sights and sounds of Spring, we are reminded even more of the growing threats which jeopardize our quality of life in this beautiful region.

If you are not already a member, please consider joining today. If you are a member, but have not yet renewed, please send in your check today. If you want to honor a special person in your life (on an anniversary, birthday or for no specific occasion at all), or if you want to memorialize a loved one who cared about our special places, please consider making a gift in that person's honor or memory. You can make a gift by mailing us your check at P.O. Box 2308, Greenville, SC, 29602. A downloadable form is available on our website at [http://www.upstateforever.org/i\\_want\\_to\\_join.htm](http://www.upstateforever.org/i_want_to_join.htm). All gifts are tax deductible.

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