

LIBPA May 2004 Newsletter

Island Notes:

Change of management. Welcome to Mr. Mike Eggers, the new owner of the McDonalds located here on Lady's Island. Ron Lewis the former owner and long time LIBPA member is still the owner/manager of the McDonalds in Beaufort. We welcome Mr. Eggers to Lady's Island and wish him success.

Everyone doing their share. Thanks to the owners of the Lady's Island Shopping Center, the Oakwood Plaza and the Beaufort Plaza Annex for their efforts to improve the general appearance of the Village Center with new landscaping.

A change of leadership! Headmaster of Beaufort Academy J. Wood "Woody" Rutter has announced his retirement at the end of this school year. In his role as headmaster of the school he has made significant contributions to Beaufort Academy and to our community. We would like to take this opportunity to offer our appreciation for his support and contribution to LIBPA during his tenure. In many of our past projects he has provided both support and guidance. He has our best wishes for a great retirement. We look forward to working with the new headmaster, Mr. Timothy Johnston, who previously was the athletic director at Pace Academy in Atlanta.

The City of Beaufort Design Review Board recently granted conceptual approval for the construction of two buildings at Factory Creek Landing in the area next to Upper Crust. The buildings will be located near the side walk and have a low country, two story (2400 square feet per story) design with retail on the ground floor and either office or residential on the second floor.

The Beaufort County Corridor Review Board recently granted conceptual approval for LIBPA member Stan Ord, owner and manager of Sea Island Feed and Seed, to expand the present building by approximately 1200 square feet. The expansion is designed to provide additional storage space.

The Beaufort County Development Review Team recently reviewed a request for construction of the Grace Chapel, AMC Church to be built at the intersection of Sams Point Road and Holly Hall Road. Further review is scheduled for identification of the specific access points.

Welcome to the Central Christian Church, Disciples of Christ which had recently began holding services at their new location on Sams Point Road. Indicative of the growth of our community is the fact that at the present time there are 13 churches holding services on Lady's Island of which 7 have moved to the island in the last 3 years.

Congratulations! LIBPA member Jane Frederick of Frederick and Frederick Architects was recently elected as the Chairwoman of the Beaufort County Democratic Party and as Chairwoman of the Southern Region of the National Council of Architects Registration Boards.

First Quarter Real Estate Strong: by Jerry Marlow, BIC, Coldwell Bankers Keyserling Realty

As can be seen from the following charts 2004 residential real estate sales got off to a good start with a 13.9% increase in units sold and 17.8% increase in volume. Beaufort was the only area to experience a decrease in volume (down 17.1%) even though there was a 30% increase in units sold in Beaufort.

The average price and median price continues to increase with the average price increasing 3.4% to \$192,841 and the median price increased by 9.4% to \$157,000.

First Quarter Sales Comparison:

Area	Units		Volume		Average Price	
	2003	2004	2003	2004	2003	2004

Beaufort	20	26	\$6,125,950	\$5,079,925	\$306,298	\$195,382
Port Royal	23	28	\$3,381,231	\$4,453,007	\$147,010	\$159,036
Burton	38	43	\$5,706,710	\$7,096,810	\$150,177	\$165,042
Lady's Island	63	67	\$11,631,410	\$14,996,147	\$184,626	\$223,823
TOTAL	144	164	\$26,845,301	\$31,625,889	\$186,426	\$192,841

First Quarter Increases/Decreases:

Area	Units	Volume	Price	Median Price
Beaufort	30.0%	-17.1%	-36.2%	-9.5%
Port Royal	21.7%	31.7%	8.2%	3.4%
Burton	13.2%	24.4%	9.9%	10.4%
Lady's Island	6.4%	28.9%	21.2%	25.0%
TOTAL	13.9%	17.8%	3.4%	9.4%

2004 Planning:

For our newer members in LIBPA following is a brief explanation of how our organization attempts to guide the growth on Lady's Island. The County Comprehensive Plan authorized designated communities to establish a committee and with the support of the community prepare zoning regulations appropriate for that community. This committee was designated as the Community Preservation Planning Committee with members selected from the community. During the period 1997 -1999 the committee met weekly to listen, learn and finally draft a zoning ordinance for the island. County council passed the Lady's Island Community Preservation zoning ordinance into law in 1999. Since that time the committee has remained in existence for the purpose of determining what changes to the ordinance are necessary and appropriate. The vast majority of these recommended changes are brought to the attention of the committee by residents or business men or women of our island. When such changes are approved by the committee they are sponsored by LIBPA and the committee with no further action required by the individual. Individuals with recommendations for such changes should bring them to the attention of the Beaufort County Community Preservation Planner (470-2720) who places the proposed change on the committee's agenda at their monthly meeting. Developers often meet with the committee to discuss future projects under consideration. If there are agenda items to be considered the committee will meet the first Monday of each month at 10 AM at the Lady's Island Airport conference room. All of these meetings are open to the public.

The following LIBPA members compose the present Lady's Island Community Preservation Committee:

Jim Hicks (Chairman) Jane Frederick (Vice Chairman)

Jan Malinowski Pat Harvey Palmer

Matt Trumpfs Dr. John Coxum

Jane Hincer Charlie Schreiner

Bob Stoothoff

In 2004 LIBPA and the committee are sponsoring the establishment of a redevelopment district in the Village Center. It has passed two of the three required readings by County Council for it to become law. This is an effort to encourage residential development and redevelopment in some of the areas near the Village Center which have, over the years, deteriorated in quality. Also, in the event an application is made for a major or planned unit development (PUD) on Lady's Island the committee will evaluate the

application and recommend LIBPA either support or oppose the project. Since the pressure of growth on the island is not going to diminish in the foreseeable future there will continue to be a valid and critical need for the work of LIBPA and its Community Preservation Committee.

Beaufort Chamber Steps Up To Address Permitting Processes: By Libby Barnes, President and CEO of Greater Beaufort Chamber of Commerce

Whether you're trying to open a barbershop on Lady's Island or develop 200 acres of prime residential real estate in Lobeoco, understanding how to navigate the permitting process in any of our county's local jurisdictions can be a challenge.

Businesses today expect to find a permitting process that is efficient, reliable, and consistent, as well as customer-focused. Because of its importance as a key tool to support economic prosperity, communities and counties across the U.S. are working together to ensure their permitting processes address the needs of businesses as they recognize the positive impact they make on their commercial tax base.

After nearly two years of study and discussion by an ad hoc committee with town, city and county planners, the Chamber's Board of Directors has established a multi-year "Positive Permitting Task Force". The objective of this task force is to advance the work already done and identify ways to improve the various permitting processes that would benefit each local jurisdiction as well as applicants, while helping the communities attract and retain the kinds of businesses that support a vibrant economy. The work of this Chamber task force is directly related to the efforts of LIBPA to build a strong commercial village on Lady's Island and support economic activity in desired areas.

As the task force develops its plan of work, it is also meeting with elected and top administrators to be sure they know the task force was established to work with them to have a positive outcome. It is not a policing group; it is a group designed to help identify solutions that make the process clear, consistent, and competitive with other similar communities.

Doug Plank of Ward Edwards chairs the task force. All LIBPA members interested in knowing more, who wish to attend a meeting or consider becoming an active participant on the task force are invited to contact me at the Chamber (843-986-5400, x-28). The group meets on the third Thursday each month from 12 noon to 1 p.m.

The Chamber appreciates the positive relationship with LIBPA and its members, and we look forward to continuing it well into the future.

Editor's Note: A special thanks to Ms. Barnes for not only this article but her efforts to ensure that LIBPA and the Greater Beaufort Chamber of Commerce work as a team for the maximum benefit of the community.

No New Stop Lights For Sams Point Road:

The South Carolina Department of Transportation has recently completed an evaluation of three intersections on the newly widened Sams Point for traffic signals (stop lights). The intersections evaluated were Sams Point Road at its intersection with (1) Miller Drive, (2) Fairfield Road and Newpoint Road, and (3) Brickyard Point Road and Holly Hall Road. LIBPA had requested these studies be conducted. The evaluations were conducted on a week day when schools were in session and specifically targeted the time periods of 7 to 9 AM and 2 to 6 PM for a total of 6 hours. Following is summary of each study.

Intersection of Miller Drive and Sams Point Road: During the study 8,984 vehicles entered the intersection with 465 of these coming from the side streets (Miller Drive). During the peak hour (7 to 8AM) 1,764 vehicles entered the intersection with 74 vehicles (4%) entering from Miller Drive. During the period January 1, 2000 to September 1, 2003 at this intersection 19 collisions have occurred.

Recommendation: The volume of traffic does not justify a traffic signal. Since the collision history

occurred prior to the widening and intersection improvements, it is not reflective of the accident characteristics with the new layout. The installation of a new traffic signal is not recommended at this time.

Intersection of Sams Point Road and Fairfield Road and Newpoint Road: During the study 9,009 vehicles entered the intersection with 565 of these entering from the side streets. During the peak Hour (7 to 8 AM) a total of 1,984 vehicles entered the intersection with 131 vehicles (6.6) entering from the Fairfield or Newpoint Roads. During the period January 1, 2000 to December 15, 2002 only one collision occurred (a rear end collision).

Recommendation: Based on the results of the study a traffic signal is not recommended at this time.

Intersection of Sams Point , Holly Hall and Brickyard Point Roads: During the study 8, 021 vehicles entered the intersection with 2,318 entering from side streets. During the peak hour (7 to 8 AM) a total of 1,597 vehicles entered the intersection with 623 (39%) side streets. Of these 623 vehicles entering from side streets 564 (90%) were right turns from Brickyard Point Road.

Recommendation: Based strictly on numbers of vehicles entering the intersection the minimum number of vehicles required for a traffic light does exist. However, the large number of vehicles entering from Brickyard Point Road were able to enter the intersection with minimal difficulty. The collision history reveals only one collision (rear end type) at this intersection during the period January 1, 1999 to October 31, 2003. Accordingly, the study recommended that since 90% of the traffic entering the intersection is traffic turning right from Brickyard Point Road that "the intersection be revised to allow the right turn from Brickyard Point to be free flowing. In order to accomplish this, a concrete island should be added to that approach to channelize the right turn movement. With this right turn movement channelized, left turning motorist from Holly Hall Road will be able to make the left turning movement uninterrupted by right turning motorist from Brickyard Point Road. It is also recommended that the southbound right lane on SC 802 be marked as a right turn lane. This will keep motorist traveling south through the intersection in the inside lane and allow the right turns from Brickyard Point Road to free flow." With the traffic from Brickyard Point, which turns right on Sams Point Road, made into free flowing traffic the remaining traffic count is insufficient to justify a traffic signal.

Mr. D. H. Freeman the State Highway Engineer reviewed the studies, concurred in the recommendations for each of the three intersections. He also stated in regard to constructing a channelizing island to convert the right turn on Brickyard Point Road to a free flowing movement and the right/through lane on southbound SC 802 being marked as a "right turn only" lane that, "These revisions can be completed with the current SC 802 project." This channelizing island is scheduled for construction in May.

Editor's Note: A special thanks to Mr. Bryan Webb the South Carolina Department of Transportation District Engineer for providing LIBPA a copy of the actual DOT study of which the key points have been summarized in this article.

Island Wellness Shoppe Relocates:

The Island Wellness Shoppe has recently moved to 47 Tidewatch Circle (the shopping complex opposite the entrance to Lady's Island Middle School on Highway 21). Previously located in Newpoint Corners, the new larger location has allowed an expansion of their inventory of health and wellness products which includes quality vitamins and supplements, natural bath and body products and other natural remedies. In addition, the new Island Wellness Shoppe offers customers access to science based Nutrition and Natural Health information via computer software based on published medical research. Island Wellness Shoppe is owned and operated by LIBPA member Susan Morlino, RN, MA who has over 30 years experience in the health care field.

Competition Is Healthy For Lady's Island:

Comcast, the corporation that recently purchased Charter Cable, has indicated to County Council their intention to conduct a major upgrade of their infrastructure on Lady's Island. This upgrade is intended to significantly improve the quality of the cable service they presently offer and to expand the available services to include DSL. However, it is anticipated that this upgrade will take approximately two years.

Hargray who is presently installing their infrastructure on the island reports they are nearing completion for the Village Center, the Telfair community, Country Club Bluff and have finished with the Bluff Farm Community. They will start shortly with Marsh Harbor and are in negotiations with the New Point Home Owners Association. Hargray representatives indicate they are in the planning stage for a phase II program that would include Royal Pines, Christian Place and Magnolia Court.

Toddle Town - A Different Approach:

Each program is designed for a specific age group and emphasizes those skills appropriate for that age level. A typical session is 50 minutes in duration and includes an activity, song, free play and a story time. An adult caregiver must be present and prepared to participate during the session. Frequency of sessions will vary with the individual child and naturally the desires of the parents. LIBPA member Wendy Brooks, the owner and primary instructor, is a certified teacher with 13 years of experience. She reports a great response in the first week of business with over 22 children having been enrolled in the program. There is a maximum of 12 children to a class. All classes are divided by age group. At the present time classes are scheduled 1 to 7 PM on Tuesday and Thursday and 10 AM to 4 PM on Wednesdays, Fridays and Saturdays. Wendy invites parents to visit, observe the classes in session and if they desire participate in a class with their child. As an introduction to the program she is offering a special of 5 sessions for only \$50. For additional information regarding the specific programs available at Toddle Town please call 524-0777.

St. Peter's Catholic Church & St. Peters Catholic School: by May Inglis, Communications Coordinator

St. Peter's Church had rather humble yet beautiful beginnings in the quaint chapel located in downtown Beaufort. The chapel was built in 1846 by Michael O'Connor and is one of the oldest existing churches in Beaufort. This church is now used as a chapel for Perpetual Adoration. The chapel seats approximately 180 people and is 1700 square feet. A brick wall which encloses the adjoining graveyard was built in 1857 by Franklin Talbird.

The present church on Lady's Island was built in 1988. The parish property originally was comprised of 8 acres including a rectory, office complex and school. The present church is 4,000 square feet in size with a capacity of about 450 people. It was dedicated with the intention of building a larger church in the future. St. Peter's Church has seen the creation of a school and accompanying areas, such as playgrounds, that service both the church and school.

In anticipation of the rapid population growth on Lady's Island and the dramatic increase in the Catholic population of St Peter's parish, construction of a larger facility was deemed necessary to enable the parish to increase both the number of ministries and their ability to serve the needs of the community. Our congregation will benefit from more education classes, parish functions, and a larger faith community. St. Peter's, in other words, is seeking to expand our current campus to better serve the Lady's Island community as it grows in population.

In April of 2000, St. Peter's embarked on a capital campaign called "Upon This Rock." From these fundraising efforts, a new church will be built and improvements to existing facilities have already been implemented. St. Peter's Church and School and the Holy Cross Mission on St. Helena Island have already benefited from this program. For example St. Peter's has a new sewer system that will take care of both current and future needs of the parish campus. A new soccer field for the school has been constructed, the adult education room has been refurbished, parish restrooms renovated and the expansion of Holy Cross mission is complete.

The current school, which comprises grades K-4 through 8, has a present enrollment of 215 and is located on sufficient property to allow future expansion as the need arises. Gene Cahill, principal of St.

Peter's Catholic School, said of the recent improvements to the school grounds: "We have been so pleased with the new soccer field. Others in the community have used it and we have hosted events on the field and it is exciting to watch the school grow and be able to offer Beaufort a glimpse of the potential of our campus. With the building of the new church and the renovation of the old church into additional space, the school will continue to offer opportunities to Catholics and non Catholics alike for the making of 'saints and scholars'."

The new church is becoming a tangible reality. The ground breaking is presently scheduled for this June followed by approximately 14 months of construction. The proposed church will be 23,711 square feet, masonry construction and capable of accommodating 1300 people. According to Rob Montgomery of Montgomery Architecture and Planning, who is the project architect and also a parishioner, "We are not just building a church but revising existing traffic patterns within our property, reorganizing the focus and orientation of our campus, and integrating new vehicular access through recently acquired property to the north of our school." The church property on Lady's Island Drive is now almost 30 acres. Plans for this acreage continue to evolve but "we are a part of the larger Beaufort community" and these facilities will "serve the community both spiritually and educationally" says Montgomery. He also indicated that consideration of the influences of other denominations and history factors into the design of the new church very significantly. For example, "the bell tower for the new church will compliment the historic bell towers of downtown" Montgomery said. Another indication of the efforts for quality include Scott Reidel of Reidel and Associates, an acoustical consulting company, who is coordinating with the building committee and St. Peter's musical director to insure the acoustics for the new church will be of optimum consideration for voice and music. Also, Arte Granda, a liturgical design and fabrication firm from Spain, has visited the parish and is providing the interior design and recommended furnishings. The building committee's mission to provide a church which will stand the test of time continues to be the focus of all church efforts. This progress has been a collaborative effort of many parishioners who contributed their time, talent and treasure.

The new church is scheduled to open its doors in 2005, not only to new and old parishioners but also will better meet the needs of the growing faith community that is St. Peter's. In light of long-range goals, the Campus is being planned and will provide for expansion of the many ministries and objectives for both the parish and school. The planners also are considering the part St. Peter's plays in the Lady's Island community at large. St. Peter's is what it is because of the wisdom and clairvoyance of those entrusted with the tasks of honoring and blending faith, history, planning and resources. Trusting in God, St. Peter's moves forward to embrace the future with hope and purpose.

Roads, Revenue and the 1% Sales Tax:

At the present time you almost need a score card to keep up with the different road or transportation projects being considered and the variety of ways in which they might be financed. As to the financing, there are four sources of funding for road projects in Beaufort County – state or federal funding, county or municipality general funding, impact fees and presently being considered a 1% sales tax. As for state funds we have been told to not expect anything more than is presently in the budgetary pipeline such as the widening of Highway 21 on St. Helena. The county or cities do plan and pay for some projects such as the paving of dirt roads which are normally referred to as capital improvement projects. Both the municipalities and the county have very limited funds for additional projects over and above their normal operating budget. The next source of possible funding for road projects is impact fees. These are fees that the developer pays based on the number of trips per day his or her specific project will place on the roads and thus generating additional transportation cost. South of the Broad River has collected impact fees for the last few years. The City of Beaufort, the town of Port Royal and the county are presently attempting to reach an agreement as to what specific projects should be funded as part of this program and if agreement can be reached have indicated an intention to start collecting such fees. Finally, the 1% sales tax must receive the approval of a majority of the voters by referendum. Thus only impact fees and the 1% sales tax can provide any hope of providing sufficient funding for major road projects in the next decade. The estimated amount of potential revenue each of these programs could generate is \$20 million per year from the 1% sales tax and \$17 million to \$20 million between now and 2020 from transportation impact fees.

Lady's Island has three projects involved in this search for funding. The northern bypass or third bridge

connecting in the vicinity of Brickyard Point Road is not in contention because of excessive cost (\$118 million). The Lady's Island projects which are under consideration at the present time are widening of Lady's Island Drive to 4 lanes (\$4.6 million), a by pass around the Village Center from Lady's Island Drive to Highway 21 (\$1.8 million), the widening of the McTeer Bridge to 4 lanes (\$14 million) and a stop light at the intersection of Sams Point Road and Brickyard Point Road (\$60,000).

The Department of Transportation has widened to 4 lanes both Highway 21 and Sams Point Road. However, both the McTeer and the Woods Memorial Bridge, on which all traffic coming on and going off the island must travel, have only two lanes and were designed to efficiently handle 14,600 trips per day. In 2002 the Woods Memorial Bridge was handling 17,700 trips per day and the McTeer Bridge was experiencing 21,000 trips per day. At this rate of growth the McTeer Bridge would be faced with 39,000 trips per day in 2020. Anything over 14,600 trips per day on these bridges will result in what is called a level of service D or the type of traffic we were experiencing on Sams Point Road when it was only 2 lanes.

Increasing the capacity of the McTeer Bridge to 4 lanes, widening Lady's Island Drive to 4 lanes and developing a bypass of the Village Center is practical, possible and financially feasible in the next decade. Certainly there are other long range projects which would be required to make this an integrated solution with Highway 170. However, these projects appear to be solutions that everyone could support. Hopefully, all or at least some of them will be included in the list of projects for the 1% sales tax and the impact fees. As an organization, LIBPA strongly supports these projects as a practical solution to a real problem that will only get worst with time.
