



## Lady's Island Business & Professional Association



### August 2005 Newsletter

**A New Elementary School Not If But Where and When:** *by Jim Hicks, Lady's Island Planning Commission Representative and Representative on the Dejong School Study*

The time has come to make a decision as to when and where a new elementary school should be built in northern Beaufort County. Technically, at the present time, we in northern Beaufort County do not have a problem with space in our elementary schools. We have capacity for 5,513 elementary students and only had 5,020 students last year, so on paper we have space for 493 more students or almost one extra school of capacity. The problem is that all of the students don't live in the right attendance zones and parents frown at passing existing schools to fill a more distant school.

The study to determine Beaufort County's requirements for additional schools in the next decade, released in January, concluded that northern Beaufort County would need to build one additional high school (already approved in a past referendum) and 2 new elementary schools. Based on the projected population growth it was recommended that the first new northern Beaufort County elementary school would need to open its doors in 2009 followed by a second elementary school in 2011. In May 2004 the School Board's Facilities Committee requested that the firm (Dejong Inc.) "revise and update enrollment projects and to re-visit the proposed projects." The new modified projections indicated that northern Beaufort County, which had originally needed 3 new schools, would now not need any new schools in the next 10 years. Only the area south of the Broad River would need new schools and it would now need 1 more elementary school than had been originally projected. It is not appropriate that LIBPA comment on how a professional study costing close to \$400,000 could vary in its projection of future school requirements by 1 high school and 2 elementary schools with a potential price tag of close to \$50 million.

Regardless of the Dejong study, here on Lady's Island Coosa Elementary School which opened in 1998 has an average annual increase of 26 students or one additional class per year. In 2001 the school exceeded its capacity and started using mobile classrooms to cope with the additional students (approximately 100 in 2004). At the same time Lady's Island Elementary is operating near capacity serving as a "school of choice" with over 160 students coming from other attendance zones. It is not difficult to see that, although it would be unpopular, a change in attendance zones could take care of the children on Lady's Island TODAY. It would not solve the long term problem. Within 2 years both schools would be at maximum capacity and we would be back to modular classrooms.

So can the construction of a third elementary school on Lady's Island be justified to the School District, the School Board and Beaufort County voters? Lady's Island is the fastest growing area in northern Beaufort County and projected to increase its elementary school population by 775 students by "build out" in 2030. Probably, the only area with similar future growth potential in northern Beaufort County is the Burton area with over 2000 homes approved in the Habersham, Burlington and Cherokee Farm planned unit developments. That the Burton area is going to grow is easy to predict but determining the timing of the growth is very difficult. For example, Burlington (1000 homes) has not indicated a "start date" for their project. Also in Burton's favor is the fact that the School District already owns sufficient property for a new elementary school located adjacent to the Habersham and Burlington PUD's. There are sound arguments for either location to have the first school. Having said that, it is time for the arguments to be presented and a decision made. By August of 2006, the parents of Lady's Island elementary students deserve to know if a new elementary school is in the future for the island.

If so and the time frame is reasonable, we can keep adding mobile classrooms to Coosa Elementary or possibly utilize other solutions until the new school opens its doors. If Lady's Island is not going to get the next elementary school then the School District, the School Board and the community should face reality and realign attendance zones to limit overcrowding at Coosa. To continue "business as usual" while waiting for a possible new elementary school to open its doors is not practical or fair to the Coosa Elementary School teachers and staff who are already coping with overcrowding.

**THIS IS THE AUGUST SURVEY QUESTION: IF THERE IS NOT A NEW ELEMENTARY SCHOOL SCHEDULED**

**FOR LADY'S ISLAND SHOULD THE SCHOOL DISTRICT REALIGN THE ELEMENTARY SCHOOL ATTENDANCE ZONES FOR SCHOOL YEAR 2006/7?** To participate in the survey please visit the LIBPA web site at ([www.libpa.org](http://www.libpa.org)).

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**LIBPA Survey Results Oppose Annexation:**

Responding to the question posed by the July LIBPA survey "Should Lady's Island consider annexation into the City of Beaufort as an alternative to incorporation or remaining unincorporated?" the majority of the participants rejected the idea.

**Survey Results:** A total of 171 individuals participated in the July survey. The results were that 66% opposed annexation into the City of Beaufort and 31% supported the idea, with 3% choosing the undecided category. A total of 24 individuals offered personal comments on the subject with 20 indicating opposition to annexation and 4 in support. Following are 2 typical comments:

**Bob Gamble:** If a structured government is necessary, then let's have our own. Not a part of Beaufort.

**Ron Petit:** There are more voters on Lady's Island than in Beaufort, therefore it is to the advantage of Lady's Island residents to annex into the City of Beaufort. They control the vote and can ensure a voice in government actions. Will our next Mayor be from Lady's Island?

A special thanks to all of you who took the time to vote and let us know your thoughts on the subject. When it comes time for the LIBPA Board of Directors to make decisions on subjects that could affect our community, the survey is a great help. Please read the article in this month's newsletter regarding the need for another elementary school on Lady's Island and let us hear your opinion on the LIBPA August Survey Question which is: **IF THERE IS NOT A NEW ELEMENTARY SCHOOL SCHEDULED FOR LADY'S ISLAND SHOULD THE SCHOOL DISTRICT REALIGN THE ELEMENTARY SCHOOL ATTENDANCE ZONES FOR SCHOOL YEAR 2006/2007?** To participate in the survey please visit the LIBPA web site at ([www.libpa.org](http://www.libpa.org)).

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**Island Notes:**

**Our sympathy** to LIBPA President Ken Bush on the recent death of his father, Oakley H. Bush.

**Congratulations** Doctors Tristan and Angela Greenwalt of Lady's Island Dental for a really great landscaping job on the Sams Point Road median which they sponsor. Wade Martin of Martin's Landscaping did the actual landscaping and is sponsoring the median nearest the Brickyard Point Road intersection. The only median without a sponsor is the one in front of Beaufort Academy. If you are interested in sponsoring this last median please contact Brad Hill of Beaufort Planning Group (524-1141) for details.

**A good deed.** Recently, at the busy intersection of Sams Point Road and Sea Island Parkway a tiny kitten chose that time to attempt to cross to the Publix side of the road. A gentleman, who was waiting to turn left, got out of his truck, stopped all traffic and saved the kitten. Not a single driver blew their horn in objection. This is just another example of the type of individuals that makes Lady's Island a great community.

**New arrival** on Lady's Island? Spotted on the road at the intersection of Brickyard Point Road and Middle Road was an armadillo. Surely it wasn't the first and their arrival was probably inevitable. However, if they had chosen to bypass the island none of us would have complained.

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### **2005 Membership Report: by Jane Hincer, Chairman, Membership Committee**

The 2005 LIBPA Membership Drive is scheduled to be conducted during the period September 1 through November 30. During August the Membership Committee will identify potential new members, review the list of former members and determine ways to better communicate with the community regarding the benefits of membership in LIBPA.

Recently, I was reminded of the key element of any successful membership drive. Someone must personally ask the prospective member to join. The LIBPA web site and newsletter have been great as a means of improving our ability to communicate with both our members and the community in general. However, they do not replace a LIBPA member telling a prospective member about the role our organization performs in the Lady's Island community and asking them to join us.

Our membership has grown each year for the last decade. The key to this growth has been the support of the individual member. Please take the time to consider who you know that would enjoy and benefit from membership in LIBPA. The easy way to join is via the LIBPA web site ([www.libpa.org](http://www.libpa.org)) or there will be membership applications at the front desk at our August meeting. If you have questions or potential members have questions regarding becoming a member of LIBPA please feel free to call Jim Hicks (522-3988) or Bill Cody (838-9450). Remember, the new membership fee (\$45) for anyone who joins from now until the end of the year also covers the 2006 annual dues.

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### **Public Hearing Scheduled for Zoning Change:**

A public hearing regarding a proposed change to the Village Center zoning to allow boat sales in the vicinity of the marina will be held at 5:30 PM in the conference room of the Lady's Island Airport on Wednesday, August 17th by the Beaufort County Planning Commission Subcommittee. The hearing will include a briefing on the proposed change and an opportunity for public comment.

The proposed authorization of boat sales and service is limited to the area in close proximity to the existing marina on both sides of Highway 21 between Meridian Road, the County Boat Landing on the west and the entrance to Beaufort High School on the east.

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### **Local Program Supports Wounded Military:**

One of the really nice and appropriate community programs presently being conducted is the sending of "Thinking of You" cards to wounded members of our military. To participate requires the following:

- (1) Purchase a number of "Thinking of You" cards.
- (2) Add your personal message to the card (signatures optional).
- (3) Leave address portion of envelope blank and do not seal the envelope (return address optional).
- (4) Drop your card(s) off at any of the following locations:

Beaufort Chamber of Commerce ~ Beaufort City Hall

Island Community Bank ~ Bed Smart (Carteret St.)

Furniture Warehouse ~ Design Gallery ~ Lulu Burgess

Port Royal Town Hall ~ UPS Store (Scotts St.)

County Office Building ~ United Methodist Church (Carteret St.)

All of the cards will be shipped from Beaufort thanks to the generous support of Mr. John Horton's UPS Store. Behind the scenes, LIBPA member and Beaufort City Councilwoman Donnie Beer has contributed both leadership and organization to the program. **To everyone involved in the program – thank you for caring.**

### **JULY Development Review Team Report:**

The Beaufort County Development Review Team meets weekly to review proposed projects. Following are the Lady's Island projects which were considered by the DRT during the month of July.

Nickel's Place Subdivision consisting of 20 acres located on Reeds Road off of Holly Hall Road. The Developer, Mr. Steve Mitchell, is requesting to build 40 houses on the property. This project was initially reviewed in December 2004 and due to insufficient information being available further action was deferred at the July 13th meeting.

Greenheath located on Sams Point Road requested an expansion of the size of a storm water retention pond which was approved.

St. James Place is a new 22 home project located on Sams Point Road in the general vicinity of Magnolia Court on the opposite side of the road. Due to a requirement for additional information, action on this project was deferred to a later date.

*Editor's Note. A special thanks to Roger Talmage for representing LIBPA at the July December's DRT meetings.*

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### **Signs And The Village Center :**

Although the City of Beaufort and Beaufort County zoning ordinances for the Village Center are almost identical the glaring exception is the regulations regarding signs. Progress in this area has been made, but there still remain significant differences. A recent example of this was the matter of sandwich boards. The County authorizes their use with certain size limitations and the City of Beaufort did not. As a result, businesses in the City portion of the Village Center such as "Its Only Natural and Lost and Found Antiques and Collectibles were prohibited from use of sandwich boards while 500 feet down the street they were authorized. Ms. Libby Anderson, Director of Planning for the City of Beaufort took the initiative and proposed a change that would more closely standardize the two regulations in regard to sandwich boards. It won't happen overnight but it will happen. Also, without making it a "big thing", the 2 businesses were allowed to use sandwich board for advertising during the Water Festival.

Ms. Anderson and Ms. Delores Fraiser, Deputy Director of Beaufort County Planning Department are presently in the process of coordinating a joint review of the City and County sign ordinances as they apply to the Village Center. We in LIBPA sincerely appreciate this review and the cooperation and coordination involved in the project. We also appreciate the invitation for LIBPA, through the Community Preservation Committee, to have an active role in the review.

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### **South Carolina Bank & Trust Looks At New Location:**

The Beaufort County Development Review Team recently granted conceptual approval for South Carolina Bank and Trust to transform the former home of Island Outfitters from a retail facility into a new location for the Lady's Island SCBT branch. The plans for the building include a major renovation of the interior and addition of a drive thru window on the side adjacent to the shopping center. There will also be improvements and updates to the exterior of the existing building. A change is planned for the entrance to the building in an effort to make access easier and safer.

Upon completion of the renovation in 2006 the SCBT branch, presently located directly across the street, will move their operation into the new building. Alex Shuford, Executive Vice President of South Carolina Bank and Trust indicates the future move is a direct result of the large increase in the number of clients at the Lady's Island branch and their desire to continue providing the best services possible. To do this, simply requires more space than is available in their present location on Lady's Island.

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**The Growth of the Lady's Island Fire Department:** *Colonel David Townsend USMC (Ret), Fire Commissioner, Lady's Island/St. Helena Fire District*

The Lady's Island-St. Helena Fire District, better known simply as LISH, serves quite a large area, approximately 140 square miles. St. Helena in general is more rural in nature while Lady's Island is rapidly becoming a densely populated residential and business area. This diverse nature requires a wide variety of equipment and multiple stations.

To meet these needs LISH has five stations; Station 21 on Sam's Point Road, Station 22 at Sea Island Parkway and Fripp Point Road, Station 23 on Land's End Road, Station 24 on Polowana Road and Headquarters on Sea Island Parkway adjacent to the Lady's Island Airport. Beaufort County EMS shares space with LISH at stations 21 and 22. Our personnel strength stands at 65 people. Each of the stations is maintained 24/7 with a minimum of 3 personnel per station, except Headquarters with 4 personnel in addition to the administrative staff present Monday through Friday. The staff includes our new chief, Chief Bruce Kline, Assistant Chief Scott Goneke, Fire Marshal Captain Scott Boldwin, Training Officer Lieutenant Will Vaigneur and our new secretary Amanda Dimitrov.

LISH continues to grow in size to meet the ever increasing demand for fire prevention, fire protection and accident response. A routine shift has one Captain in charge, two lieutenants and 17 rated firefighters. They work a 24 hour shift with 48 hours off.

Our equipment includes 2 ladder trucks, one with a 100 foot reach, 9 pumper trucks, 2 squad trucks (they respond quickly to accidents and carry equipment such as extrication tools, spare tanks for breathing masks, etc. and 4 administrative vehicles used by the chief, assistant chief, fire marshal and training officer. In addition, we have a boat for water rescue.

We prepare our annual budget on a five year basis so that we can replace aging equipment in an orderly fashion. For example, this year we put into service a new 2005 Pierce Pumper which carries 1,000 gallons of water and can pump 1,750 gallons per minute. It is "state of the art." Also this year, we opened our new Station 21, a large, very modern station that is designed to meet the needs of that rapidly growing area for years to come. It was dedicated to our recently retired fire Chief, Clayton Ellis under whose leadership LISH has grown tremendously since its foundation in 1969.

The LISH District was established prior to Home Rule, thus its Commission (5) are nominated locally, endorsed by county council and ultimately appointed individually by the Governor, normally for a three year term. Most commissioners serve several terms. Presently, David Townsend is chair person of the commission, with Pat Harvey – Palmer, Gordon Bowers, Roosevelt McCollough, and Ben Hyder as the four other members. Both Lady's Island and St. Helena are represented. Pat serves additionally in the extremely important role as Treasurer, keeping a close eye on the District Finances.

In sum, you have a fire department that is first rate with capable and dedicated personnel under the top notch leadership of Chief Kline. The current ISO (insurance rating) is Class 4/9 for the district with approximately 98% of the area noted at 4, exceptionally good for such a large area. Your tax dollars for fire protection, FY 2006 budget is \$3,299,028.00. It is money well spent. We exist to serve you, the public.

As a late note, CONGRATULATIONS are in order to the Lady's Island- St. Helena Fire District vehicle Extrication Team for taking 1st place at the Firefighter Centennial Conference in Myrtle Beach on 15 July 2005, becoming the first ever vehicle extrication state champions. .

### Lowcountry National Bank To Expand:

The Beaufort County Development Review Team recently gave Low Country National Bank conceptual approval to expand their present facility at 36 Sea Island Parkway on Lady's Island.

The proposed expansion will consist of adding approximately 11,000 square feet to the present building. The 2 story addition will encompass a portion of the existing bank and be located on to the right side of present structure. When completed, the new 15,000 square foot facility will house the main offices for the bank including a new teller line, loan/mortgage department, customer lobby and lounge, bank operations department and various additional administrative offices.

Our congratulations to LIBPA member and President of the Low Country National Bank Randy Kohn on leading the bank to the point of requiring expansion after only 5 years.

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### LIBPA Member Candidate in August 16th Special Election:

Jennifer Bailey, President of Spectrum Graphics, which is located on Sams Point Road, is a candidate for the District 121 seat in the South Carolina House of Representatives. She and her husband Frank are members of LIBPA and have been very generous in their support of our organization. Opposing Jennifer in the election will be Reverend Kenneth F. Hodges. The special election is scheduled to be conducted August 16th and since it is not occurring at the normal election time in November voter turn out is anticipated to be low. Accordingly, each vote could make a very large difference in the final result.

LIBPA is a nonpolitical organization and does not endorse or oppose individual political candidates. However, we are proud of the fact that one of our members is willing to give of her time and talents to be a candidate for public office. Regardless, of your choice of candidates, if you are a registered voter in District 121, please take the time on August 16th to cast your vote. Visit [Jennifer's web site](#).

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### Lady's Island - St. Helena Fire District Report: *by Chief Bruce Kline*

Projects completed and accomplishments for fiscal year 2005 (July04-July05) include:

- ~ Construction was completed on Station 21 in May and the firefighters moved into the new facility on Sam's Point Road the first of June.
- ~ A new pumper was delivered in March. This new pumper has been in service since April and is a great addition to our fleet.
- ~ We have replaced several old self contained breathing apparatus and purchase two thermal imaging cameras. The new breathing apparatus and cameras have greatly enhanced our abilities.
- ~ Our training has intensified since January, several of our senior firefighters as well as instructors have developed and conducted numerous programs. We hired a training officer in June from within our department, this person has hit the ground running and is doing an excellent job. Our training has concentrated on firefighter safety and survival, area familiarization and response procedures.

Responses. During the calendar year of 2004 the Department responded to 1,903 incidents. In the first 6 months of this year (Jan-July 2005) the Department has responded to 1,079 incidents which consisted of the following type:

Structure Fires-28	Vehicle Fires-11	Brush Fires-57
Fire Alarms-131	Vehicle Accidents-126	Medical-543
Hazardous Materials-9	Service Related/Miscellaneous-174	

Our focus for the next six months is to continue our training intensity. Review all current facilities for future renovations and additions. Constantly strive to enhance the level of service to our customers and represent the Lady's Island community with pride. We have started this year with many victories, one of the biggest was on July 15, 2005 when we became the **SC State Champions in Vehicle Extrication**.

### School Bus Safety and Sams Point Road:

With the start of another school year and the return of school busses to our roads the following information is provided as a reminder of when to stop for a school bus. It is taken from the South Carolina Department of Public Safety web site: [scdps.org](http://scdps.org).

**Motorist must always stop when they are traveling behind a bus with flashing amber or red lights.** When they are approaching a stopped school bus with flashing red lights from the opposite direction, drivers must stop if they are on a **two lane road**. After stopping for a school bus, drivers must not proceed until the bus resumes motion or the flashing red lights have been turned off.

The fine for passing a stopped school bus can be as much as \$1000 and up to 30 days in jail for a first offense.

**However, if motorist are on a four-lane (or more) highway or four lane private road and meet a stopped school bus, they do not have to stop. However, drivers should slow down and proceed with caution.**

*Editor's Note: Legislation took effect in August 1, 2003 changing the circumstances in which a driver must stop for a school bus. Section 56-5-2770 of the South Carolina Code of Laws was amended to no longer require drivers on a multi-lane highway (two lanes on each side running in opposite directions) to stop for a school bus that is on the opposite side of the road.*

### Lady's Island Building Permits:

To monitor population growth on Lady's Island, a close look is given each 6 months to the number of residential building permits issued as compared to the same period for the last few years. Following are the number of Lady's Island residential building permits issued by Beaufort County and the City of Beaufort during the period January through June 2005 as compared to previous years and the actual or projected year end number.

YEAR	MID YEAR	END OF YEAR
2001	95	169
2002	92	163
2003	147	263
2004	109	204
2005	111	207 (projected)

It should be noted that the above data does not include 45 new mobile homes which were permitted for the Lady's Island area during the Jan – June 2005 period. These may be either replacement mobile homes on existing lots or new mobile homes on a new lot/location. Accordingly, in view of the potential variance in this area, all growth projections based on residential permits are considered to be very conservative in scale.

If we continue the rate of growth indicated by the above data, Lady's Island will experience a minimum 53% population growth over the decade (2001-2010) and have a population in excess of 15,000 residents for the 2010 census. Over this 10 year period the island would see an increase of 2,000 houses and 5,000 additional residents. Our schools would be faced with an increase of 1,000 children. Certainly, there are many factors that could affect the rate of population growth on Lady's Island in the next 5.5 years. However, these projections point out the need for continued improvements of our basic infrastructure (roads, parks, electrical capacity and schools).

*Editor's Note: A very special thank you to Ms. Teri North of the Beaufort County Planning Department for providing the data contained in this article. Ms. North collects, collates and analyzes data in an effort to determine the present and future effect of growth on our county.*

### Lady's Island Law Enforcement Statistics:

When a Beaufort County Sheriff's Deputy responds to an incident on Lady's Island a report is required to be submitted as a matter of record. Following is a review of a representative number of types of incident reports, which were submitted for the first 6 months of 2004 as compared to the previous 4 years.

Type of Incident	2001	2002	2003	2004	2005
Criminal Domestic Violence	26	56	48	35	30
Breaking and Entering (Vehicles)	30	25	32	29	71
Vehicle Thefts	12	16	16	13	16
Petit Larceny	91	108	119	82	87
Grand Larceny	12	25	35	34	34
Traffic Accidents	33	44	59	74	60
Robbery	9	4	4	5	4
Criminal Sexual Conduct	5	8	4	3	9
Murder	0	1	0	0	0
Burglary	71	74	122	63	42

During the first 6 months of 2005 a Sheriff's Deputy responded on Lady's Island to an average of 7 incidents each day for a total of 1228 incident reports. This represents a 12% reduction of incidents from the same period the previous year which had 1391 incidents. In keeping with previous years the most frequent type of incidents (86) continues to involve nonviolent domestic disputes although this category did see a 28% decrease. After 4 years of seeing the number of traffic accidents increase each year, the number finally decreased by 19%. Worthy of note is the significant decrease in the number of burglaries. One cannot review the total incident report without great appreciation and respect for the officers of the Sheriff's Office and their contribution to our community. The statistics indicate we are privileged to live in a very safe community, thanks to their efforts.

*Editor's Note: As always we offer a special thanks to Lt. Jimmy Walton of the Sheriff's Office for his courtesy and gracious cooperation in researching the information contained in this article. The openness and courtesy we always receive in response to our request for information is a complement to Sheriff Tanner.*

### The Path To A New High School: by Dr. Joseph "Chip" Floyd, MD (Former Beaufort County School Board Member)

The path to the construction of a new high school in Beaufort County has never been easy nor without obstacles. The genesis of the "new" Beaufort High School can be traced back many years but it was in 1994 that plans for the present school crystallized. The Beaufort County School Board had gone through one of those cyclical periods when time and energy were dissipated on side issues rather than on the children and the schools. While many district administrators, board members, and community leaders worked hard to make progress, their efforts were lost in the daily accounts of dissension and controversy. The result was the rejection that year of a \$90 million school bond referendum. Plans for new construction to alleviate serious overcrowding came to a halt as community discourse regarding the school system fell into acrimony.

In 1994 elections were held that brought in a new school board. A working majority was established of like minded board members that allowed the District to refocus on quality education. It was immediately apparent the district was in a crisis as a result of explosive growth and inadequate and aging buildings. A \$120 million bond referendum was formulated within 9 months, presented to the voters, and passed.

It was well established that 1500 students was the optimum size for a new High School. Larger schools were impersonal and unwieldy, with many students lost in the enormity of the school, while smaller schools could not offer the support and opportunity needed in an increasingly competitive academic world. As a result the School Board specifically directed, through the bond referendum, the building of a new 1500 student High School while rejecting ideas for a 2000-3000 student mega school.

Citizen task forces gave fundamental input to the design of the new schools. Teachers, parents, administrators and the school board worked together to define what was needed and design high quality schools to meet current and future needs. The design of a new Elementary School for Lady's Island (Coosa) and for a new Beaufort High School continued from "the inside out". Teachers and parents played a pivotal role in producing an individualized plan that was not "off the

shelf" but was customized to meet specific local needs.

The high school design teams met over two years with each Department; Math, Sciences, Languages, Humanities, Home Arts, IB, AP, Athletics; all responsible for telling the architects what they needed, a reverse of the usual process of outside experts dictating plans. The unique environment of Beaufort County was considered as every detail was painstakingly worked out before the final plans were accepted. The School Board itself, respecting the input of the teachers and parents, made only one change, increasing the width of the hallways for better flow during class change.

Direction was given by the Board to the then new Superintendent, Herman Gaither. The New Beaufort High School was to be built as a "flagship" high school that would be a source of pride for the community. Plans for the school were built around a world class academic curriculum, anchored by the International Baccalaureate and Advanced Placement programs.

A major problem soon arose, where to build the new High School? The first choice was the school site in Mossy Oaks. Cost analysis revealed that the old Beaufort High building was not adequate to meet the increasing demands of more stringent national and international standards. Expectations of the community, as expressed by the planning groups, also made it clear that a High School of the caliber contemplated could not be "shoe horned" into the Mossy Oaks site. There were also significant questions of where to hold classes for the 2 years it would take to rebuild the old school. In addition, it was known a new Middle School would have to be built as part of the overall construction plan. As a result of all these factors, it was found more cost effective, practical, and logical to renovate the old Beaufort High site into a new Beaufort Middle School and relocate a new High School. Nothing was wasted and no time was lost.

A location for the new flagship Beaufort High School was needed. State regulations, not the least of which was a requirement for a minimum acreage for a High School site, were carefully followed. It was quickly realized the combination of development and wetlands severely limited possible choices. After exhaustive searches two possibilities were presented. Acreage on St. Helena Island beyond Chowan Creek in the Oaks Plantation area, and acreage in Shell Point, where the current Lowcountry Medical Group is located.

Both locations were problematical. The Port Royal property was prohibitively expensive and would locate the new school in the attendance zone of Battery Creek High, resulting in a school too far from the students it was meant to serve. The St. Helena location was more affordable, barely, but would have taken the school to a rural location that was also too far from the population center.

Battle lines quickly formed with different interest groups presenting their views. Foremost among them was the argument that building in St. Helena would inevitably pull development down 21 and would be contrary to the county master plan. Secondly the geographical center of the student population to be served by Beaufort High School was on Lady's Island, close to the intersection of Meridian Rd. and 21, not Shell Point or St. Helena. During the discussions the city weighed in with a stated desire to keep the High School in the city limits.

The Board directed the District to keep looking for a better solution. A proposal came forward to locate the school in downtown Beaufort near the National Cemetery. Environmental interest groups supported this site as being most friendly to the county master plans. Several concerns were identified by the Board regarding this proposal. First, it would hem in the National Cemetery, with possible long term consequences, and second the district would have to use its power of eminent domain to condemn private property. It was determined over 30 families would be expelled from their homes if this site was chosen. It was rather distressing to the Board that some specific interest groups, engrossed as they were in their own viewpoint, did not feel this was a concern. The administration was again directed by the Board to keep looking, with a proviso that the taking of private property by eminent domain was to be avoided or minimized. Shortly thereafter it was found that property on Lady's Island, right at the geographic population center, was available, was affordable, and would avoid the use of eminent domain. The result was the current location of the school.

At that time the property could best be described as a "forested dump". Several dirt tracks crisscrossed the area and every 20 yards there was a pile of discarded refrigerators, washers, tires, and other junk. The Board and the administration began meeting with several community groups representing the Lady's Island community including LIBPA. Concerns were identified such as traffic flow and buffer zones. Plans were drawn and then modified as the community gave input. Buffer zones were increased, and traffic flow was addressed using divided parking lots, developing a bus entrance from 802, and a traffic light on 21, which, alas, is under the control of DOT and still is often not timed correctly.

As the plans progressed it became clear that the new Beaufort High School, planned as a flagship school that was built

to complement the community, was a natural fit to the long range plans for the Lady's Island village concept as planned and supported by LIBPA.

One further hurdle remained. The original plan was to keep the athletic stadium in Mossy Oaks. A first class stadium that would be used by Beaufort High School, the Middle School, the city and county was proposed. This did not sit well with representatives of the High School; parents, alumni, teachers and students. A desire to have the athletic fields connected to the school was made very clear. After an impressive letter writing campaign and several petitions, the Board again listened to citizen input and directed the administration to look at other alternatives. The final solution was the purchase of property behind Crystal Lake and linking it to the High School site by a lighted sidewalk and roadway. High School representatives, parents and students agreed to scale down the original stadium plans to fit the property. The resulting compromise, while not perfect, has proven workable.

Today, Beaufort High School is fulfilling its potential as a flagship High School. The school is ranked in the top 5% nationally as measured by Advanced Placement courses and participation. An impressive majority of graduates are going on to college and it is not unusual to hear about students accepted at MIT, Duke, Furman, Georgia Tech, Virginia Tech, Sanford, U.S. Naval Academy, Tulane, NYU, the Honors Colleges at Clemson, USC and College of Charleston as well as other prestigious schools. Hundreds of thousands of dollars in scholarships are earned by graduating seniors each year and national and regional academic awards have become the norm.

In 2005 Beaufort High graduated 320 students, its largest class to date. Beaufort High's athletic teams now regularly qualify for state playoffs in boys and girl's soccer, basketball, volleyball, baseball, and softball. The football team had its best year ever with a new and dynamic coach. The drama department puts on performances that should not be missed, and the choral groups, band, and dance groups showcase young talent that can only be described as outstanding.

Beaufort High School has become our High School. Every young person who attends has an equal opportunity to excel according to their personal gifts and effort. Thanks to hard work, the support of the community, wonderful teachers and dynamic leadership Beaufort High is now coming into its own, and we can all be proud.

*Editor's Note: Dr. Floyd was Lady's Island representative to the Beaufort County School Board during the period 1994-1998 when Beaufort High School was conceived, designed, funded and constructed. This article is in response to LIBPA's request that he, as a former school board member and parent of 3 Beaufort High School graduates, share his memories of the path taken to reach the point that we have a nationally recognized high school on Lady's Island.*

#### **2005: Another Good Year For Real Estate: by Jerry Marlow, BIC, Coldwell Banker/Keyerling Real Estate**

Following are statistical comparisons of 2004/2005 residential real estate sales in northern Beaufort County for the period January 1 to June 30. It should be noted that this data does not include real estate activity on Fripp and Harbor Island.

Location	Volume (millions)			UNITS		
	2004	2005	Change	2004	2005	Change
Beaufort	\$12.0	\$11.6	-3%	34	54	+59%
Mossy Oaks	\$6.7	\$7.3	+8%	34	39	+15%
Port Royal	\$9.8	\$8.6	-12%	65	59	-9%
Burton	\$20.5	\$28.8	+41%	113	139	+17%
Lady's Island	\$40.0	\$63.0	+31%	172	225	+31%
St. Helena	\$5.4	\$8.8	+61%	19	38	+100%
NWB	\$0.8	\$1.9	+131%	8	8	0%
<b>NWB = North of Whale Branch</b>						

As can be seen from the above data residential sales, as reported through the Beaufort County Association MLS, for the portion of Beaufort County north of the Broad River continue to soar in the first half of 2005. From the same period the previous year this area saw a 36% increase in volume and a 26% increase in units sold. Lady's Island led the way in total volume with \$63 million for a 31% increase over last year. Unit sales for the area were up 31% with 225 units closed in the first 6 months of 2005. The following data provides the average selling price of an individual residence in

northern Beaufort County during this period as compared to the same time last year.

Average Price			
Area	2003	2004	Change
Beaufort	\$352,524	\$215,034	-39%
Mossy Oaks	\$197,218	\$186,213	-6%
Port Royal	\$150,829	\$146,061	-3%
Burton	\$181,040	\$207,180	+14%
Lady's Island	\$232,370	\$277,923	+20%
St. Helena	\$286,533	\$230,895	-19%
NWB	\$102,133	\$235,838	+131%
<b>Total N. Beaufort County</b>	<b>\$213,891</b>	<b>\$230,897</b>	<b>+8%</b>

As can be seen by the data some areas of northern Beaufort County experienced a decrease in the average selling price of residential units during the first 6 months of this year. However, the overall area saw an 8% increase in selling price from last year. Lady's Island home owners enjoyed a 20% increase in the average selling price compared to the same period the previous year. The median selling price of a home on Lady's Island rose from \$193,000 to \$210,000 for an increase of 9%. As can be seen, the purchase of a home in northern Beaufort County continues to be a good investment.