



March 2005 Newsletter

Island Notes:

LIBPA member and President of 303 Associates Dick Stewart announced at the February LIBPA meeting that it was his intention to annex the White Hall property into the City of Beaufort. This annexation will have no effect on the design of future construction on the site since the City of Beaufort and Lady's Island have similar standards for the village Center.

Although as a corporation Winn Dixie is facing financial difficulties the decision has been made to not only continue business on Lady's Island but to do a major renovation of the existing store. The renovation is in progress at this time. A special thanks to all of our members who have taken the time to pay their 2005 LIBPA dues. If you are not sure as to your status in regard to dues, please give our treasurer Stephanie Bost a call at 521-5668.

Highway 802/Highway 21 Bypass:

In the next few months, work will begin to design the bypass from Lady's Island Drive to Lady's Island Parkway. A part of this design process will include a community meeting to allow Lady's Island residents an opportunity to offer opinions and comments concerning the design of the road. An engineering firm has been hired to design the road and part their tasks is to accomplish the following:

- * Conduct such meetings as necessary to allow community input to the project.
- * Based on the present and projected future amount of traffic, determine the appropriate number of lanes.
- * Taking into consideration all factors (environmental, trees, homes) determine the best route for the road. It should be noted that other than the general area between the BB&T Bank and the Sea Island Presbyterian Church being the only logical area for the entrance to the road from Highway 802 and the area opposite the Middle School exit on to Highway 21 being the most logical exit on to Highway 21, there is no predetermined route for the road.
- * Once the route has been determined, design the road and obtain the necessary permits for construction.

The design phase is expected to take at least one year. Upon completion of the design phase a contract will be awarded for the actual construction of the road. This is an important project, not only for Lady's Island but for Beaufort County. It is the first major project of this nature that will be done with 100% local money (impact fees) and controlled entirely by the Beaufort County Engineering Department. Following are some of the questions our community should be considering:

- * Should the road include medians similar to those on Sams Point Road?
- * Should there be sidewalks or a bike/walking path.
- * What effect will the new Crystal Lake Park have on the road?
- * What type of zoning (commercial/residential) should be allowed beside the road?

Just as in the case of the widening of Sams Point Road, LIBPA will work with the county and the contractors to insure this road is built in a manner that keeps the community informed, allows resident input and respects individual property rights. This is a project that will reduce traffic congestion, traffic in the Village Center area and is in the general best interest of our community.

The Way It Is Supposed To Work:

Recently, LIBPA member Colonel James Leach damaged a tire on one of the Sams Point Road medians near the Brickyard Point Road intersection. A couple of Beaufort County Sheriff's Deputies stopped and assisted him in changing the tire. To publicly express his appreciation of the Deputies' courteous support Colonel Leach wrote a letter to the editor of the Beaufort Gazette, who published the letter. The City of Beaufort, Chief of Police J. P. Dowling, who lives on Lady's Island, saw the letter, agreed with Colonel Leach and in his official capacity contacted Sheriff Tanner and together they requested Robert Clark, District Engineering Administrator for the Department of Transportation to look at the safety aspect of the median in question. Mr. Clark had the median checked, agreed it was a safety problem and directed that delineators be installed on each end of the medians to improve identification at night.

At the same time that Chief Dowling requested the check of the medians, he also requested that Beaufort County Public Works install a street light at the intersection of Brickyard Point Road and Sams Point Road. There was a light at the intersection prior to the widening of Sams Point Road and the present absence of a light does pose a serious safety problem at night. Hopefully, Beaufort County Public Works can find a way to have the light replaced. If not, LIBPA will officially work with SCE&G to find a solution.

A concerned citizen in the course of expressing a public "thank you" for assistance points out a safety problem. The two senior elected law enforcement officers in the county unite to request the state engineer look at the problem. He does and directs a solution be implemented. Certainly the solutions to some of the problems we face require more than delineators on medians and street lights at intersections. However, with the combined efforts of concerned citizens such as Colonel Leach and city, county and state officials such as Chief Dowling, Sheriff Tanner and Mr. Clark cooperating to find solutions there aren't many problems we can't solve.

A special thanks to each of the individuals involved in this incident for reminding us all what can be done, if we work together.

New Development On Factory Creek:

Copper Properties Inc. has submitted a conceptual plan for development of 4.2 acres located on Factory Creek, adjacent to the apartment complex Lady's Landing. This proposed development was reviewed by the Community Preservation Planning Committee in September 2004 and forwarded to Beaufort County Planning Department recommending approval. The project will consist of a two story office building (4,850 square feet) on the right side of the lot facing Factory Creek and 4 residential units on the left side of the property facing the creek. A community dock is also being proposed. The rear of the property on Sunset Bluff Road will remain wooded. The Beaufort County Development Review Team is presently reviewing the project and the Northern Beaufort County Corridor Review Board will then review the specific design in March. LIBPA will continue to monitor the project.

High Speed Internet Competition Increases On Lady's Island:

MilSpec Communications, Inc., located in the Food Lion Shopping Center, working in conjunction with Wavelength Broadband of Greenville, North Carolina has formed a regional partnership, Low Country Wavelength (LCW). LCW specializes in providing customers with complete broadband solutions for local businesses and residences. Residential services include high-speed internet, which does not require or tie-up a phone line or require you to take television cable service. The signal arrives at your home wirelessly. Further, residential services can include total wireless packages for walk-around wi-fi in your home and nationwide dial-up capability when you are traveling. Business Services include T1 and T3 services, fixed wireless broadband up to 3Mbps burstable, "surfspot" wi-fi capabilities for retail locations and public access venues, and nationwide dial-up for redundancy and mobility. In a nutshell, subscribers will have available to them a sizable array of features and services including an always on and always fast connection, 24/7 live customer support, and a lowest price guarantee.

For those of you who speak only limited computer language, this means that your computers (with a wireless card) will not be tied to wires and can be located anywhere in your home or business. Access to the internet using this service is very fast. If you have a business that deals with the public and you desire to offer customers free internet access on their laptop computers ("surfspot" wi-fi capability) or access via your desktop computers, you can arrange for this service. To receive LCW's bandwidth signal wirelessly may require a small, unobtrusive antenna and receiver be installed on the roof or side of your home or business.

Howard L. Bayne III, President of the both Mil-Spec and Low Country Wavelength explains that one of their four Beaufort County central distribution points at the present time is located on the Lady's Island BJWSA water tower. Wireless reception capability currently is limited to a 2-mile radius from the water tower and does not require line of sight (obstructions do not restrict reception). Any of the businesses in the Village Center are easily within range. This equates to the outer limit of present service availability being Beaufort Academy on Sams Point Road and Lady's Island Feed and Seed on Sea Island Parkway/Highway 21.

Mr. Bayne invites you to visit his store for a demonstration of LCW's broadband internet service or call 521- WAVE (9283) to see where the technology is headed. For specific prices, services, and more information, visit their web site at www.gowavelength.com.

Bateaux Restaurant Under New Ownership: by Bob Stoothoff

In 1996 LIBPA member Richard Wilson arrived in Beaufort where he oversaw the food and beverage operations at Brays Island. This was followed by a tour as the Director of Operations for the Beaufort Inn and in 2002 he returned to Brays Island to guide the completion of the construction of their new Golf House Restaurant. Last year the opportunity arose to purchase the Bateaux Restaurant at Whitehall and Richard and Charles (Chip) Ulbrich became partners. Richard as the owner/operator and Chip as the Executive Chef/partner. After a short remodeling period the restaurant re-opened in December.

The background and experience of both Richard and Chip are impressive. Richard has studied abroad and graduated from the Culinary Institute of Palm Beach and has extensive experience at fine dining and hospitality operations in Florida and Georgia. He began his professional food service career at the Breakers Hotel in Manalapan, Florida. His passion for the business has led to advance studies of fine wines. Chef Ulbrich's career includes completion of a comprehensive European style culinary apprenticeship program with the Rock Resorts Company and he was certified as a Journeyman Chef in 1983. Additional experience has been gained as Chef Tournant, Commis and Chef de Partie at the Breakers Hotel in Palm Beach Florida, Executive Food and Beverage Director at the Dataw Island Club, Chef at the Beaufort Inn and recently Executive Chef of the Four Diamond Food Studio in Atlanta. In 2001 he was invited to be the guest Chef-Host at the James Beard House, New York City.



Kelly Irby, general manager, has five years of experience at the Brays Island Club, and prior to that came to Beaufort from the Stafford Perry Hotel, Petoskey Michigan.

The newly remodeled restaurant has 2 dining rooms, seats 118 and offers an adjacent bar area. Additionally, there is an enclosed patio room that seats 40 for functions. On the lawn area there is plenty of room for "tented " functions. Bateaux specializes in American cuisine, serves lunch Monday through Friday, from 11:00-2:00 PM, dinner is served Monday through Saturday from 6:00 to 9:00 PM. Reservations can be scheduled by calling 379-0777. The new team of Richard, Chef Ulbrich and Kelly invite you to visit Bateaux for a special dining experience.

Dataw Island - A Special Community: by Bill Cody

Legend has it that Dataw Island's name was derived from the tales of an Indian captured by the Spanish in 1521. Allegedly, he told stories of a giant named King Datha who grew exceptionally large due to the consumption of magical herbs indigenous to the island.

Archeologists have found evidence of human occupation on Dataw Island dating as far back as the Archaic Period, around 2500 BC. Archival documentation indicates there were eleven different spellings of Dataw Island over the years. Many of today's maps and sea charts continue to designate the location as Datha Island. However, the official designation today is Dataw Island.

The island, once a premier location for the cultivation of the famed Sea Island cotton, was purchased in 1983 by Alcoa of South Carolina, a subsidiary of ALCOA. Thanks to the efforts of many, but in particular to those of Alcoa's Bill Cochrane---the father of Dataw Island---the 870 acre island has today become the proud home of some 750 families. When complete, the island will contain about 1,100 residences.

The community offers two champion golf courses; eight tennis courts; two croquet courts; a club house; the festal Carolina Room (which is available for weddings, banquets, etc.); two swimming pools; a fitness center; a community center; over five miles of walking/jogging trails and a marina.

The residents of Dataw are well known for the generous volunteering of their time and talents in support of community projects. At the present they are involved in over 60 community volunteer organizations. From picking up trash as part of the Keep America Beautiful program to serving as tutors in the St. Helena Elementary School you can find a Dataw resident contributing in ways both large and small.



The attribution for the enthusiastic attitude towards volunteerism could be traced back to the inspiration and encouragement of Bill Cochrane to get involved in the greater Beaufort community. Bill was a staunch believer in service to the community where you worked and lived. For example, he was instrumental in getting the Alcoa Foundation to contribute over \$70,000 to Penn Center. He was named "Man of the Year" by the Beaufort Chamber of Commerce for his involvement and leadership in many charitable endeavors. And, today the Heart Center Building of Beaufort Memorial Hospital bears his name.

Dataw is small in size when compared to St. Helena and Lady's Island. However, thanks to the generosity of the residents of the island they are able to make a very large impact on a wide variety of community programs. It can truly be said that Dataw is a good neighbor.

Editor's Note: A special thanks to LIBPA member and Association Secretary Bill Cody for this article. Bill is also a resident of Dataw.

The Business of Real Estate on Lady's Island:

Following is a statistical review of residential real estate sales on Lady's Island since 1996 (9 years) to the present.

Year	Volume	Units	Average Price	Increase/Decrease
2004	\$79,927,565	332	\$240,746	+9.17%
2003	\$65,056,620	295	\$220,531	+17.49%
2002	\$52,934,107	282	\$187,710	+5.04%
2001	\$48,607,126	272	\$178,703	+8.37%
2000	\$38,749,935	235	\$164,893	-1.44%
1999	\$36,303,326	217	\$167,296	+9.85%
1998	\$33,506,075	220	\$152,300	+0.98%
1997	\$25,487,789	169	\$150,815	+8.67%
1996	\$28,727,399	207	\$138,780	

In addition to showing that home ownership on Lady's Island for the last 9 years has been a good investment, the above figures indicate that real estate is one of the major businesses on the island. In 2004 the real estate business on Lady's Island generated revenue of approximately \$4 million. This does not include lawyer's fees, surveying fees and similar associated revenue. At the same time, it should be noted that it is a very competitive business in that there are presently 430 registered real estate agents in northern Beaufort County.

Editor's Note: The data utilized in this article was obtained from the MLS. The number of real estate agents came from the Realtor's Association.

Marine Corps Air Station, Beaufort, SC:

Community efforts continue to insure none of the local military bases are identified for closure by the Base Realignment and Closure Commission (BRAC). The following information is provided to allow a better understanding of the impact on our community of one of the bases in question – MCAS, Beaufort.

Size – 6,800 acres, consisting of 5,700 acres for the air station and 1100 acres for the Laurel Bay housing complex.

Financial Factors – Annual Payroll: \$148 million (military and civilian)

Service and Construction Contracts: \$89.6 million

Utility Purchases: \$5.1 million

Employment – Approximately 625 civilian jobs and 3800 military personnel.

Government Housing –1,233 family residences | 157 mobile home spaces | 2,157 dormitory style units

Approximately 619 military families reside in the local community.

Schools - 3 Department of Defense (Pre K-6) schools with a capacity of 1350 students.

- 2,180 children of military families from all local military bases attended public schools in the 2000/2001 school year. It should be noted the federal government provides additional funding to the school district for these children. Beaufort County Schools received \$245,932 in supplemental impact aid in 2004.

As can be seen, the Marine Corps Air Station plays a key role not only in our nation's defense but also in the Beaufort community.

Editor's Note: The data presented in this article was obtained from the Navy study regarding the desirability of stationing additional FA-18 squadrons at MCAS Beaufort. In some cases, more current data was available and utilized.

2004: A Good Year For Business On Lady's Island:

At the end of each calendar year we provide our members a summary of the Beaufort County business licenses issued on Lady's Island with a comparison to previous years. The results are not offered as scientific evidence but rather as a general guide as to how business is doing on the island. It should be noted that gross revenue for a business is provided by individual applicants and naturally could be underestimated.

The data for 2004 shows that more businesses chose to locate on Lady's Island than any time in the past. Construction of new homes and real estate continued to be the economic engine on the island accounting for approximately 30% of the gross revenue. General contractors reported a significant increase in revenue. However, the impact of Lowe's can be seen in the reduced gross revenue in the hardware/garden supply area. Lawn care services continued to increase in gross revenue to \$2.2 million. As the commercial center for a population for over 20,000 residents grocery stores (\$14 million) and restaurants (\$6.2 million) did very well in 2004. Professional services continue to be the fastest growing single area both in number of new businesses and gross revenue

Business Type	# Business Licenses Issued					Gross Revenue (In Millions)				
	2000	2001	2002	2003	2004	2000	2001	2002	2003	2004
Professionals Services (Note 1)	11	7	42	39	56	3.3	3.2	2.9	.8	12.4
Business Services	13	21	19	16	20	0.9	3.5	1.3	2.9	1.9
General Contractor	31	48	57	43	38	6.9	8.3	7.0	4.3	27.8
Eating/Drinking Places	7	11	12	10	14	3.7	2.9	3.7	4.5	6.2
Hardware/Garden Supply	9	9	9	6	7	26.2	29.8	24.9	23.3	7.5
Food/Convenience Store	6	5	8	8	5	8.1	8.5	12.8	6.4	6.2
Health Services	11	15	16	16	13	3.3	3.9	4.3	4.0	4.3
Insurance	3	4	4	4	4	0.6	6.4	5.6	5.7	2.4
Misc. Retail	10	15	12	19	27	4.3	4.5	4.3	6.1	5.6
Real Estate	23	22	24	17	27	2.7	3.6	4.0	3.1	6.0
All Others	79	113	112	106	180	51.7	32.0	17.0	21.9	41.7
	220	312	353	325	391	146.6	106.6	159.3	128.1	122.0

Note 1. The category of professional services, established in 2002, includes engineers, architects, accountants, lawyers and similar professional fields.

In summary, the data provided by the businesses licenses continues to paint a picture of a popular, growing residential community with a strong commercial service sector and the location of choice for an increasing number of professional services.

The Lowcountry Landscape - Winter Silhouettes: by Michael Murphy, President, Preservation Tree Care

Wintertime in the Lowcountry. Normally, it is in name only, but this year somehow seems colder than years past. I can't remember very many other times in the past 10 or so years that I have paid so much attention to those signs warning that the bridge I am about to travel over freezes (ices) before the road surface. But no matter how bad the weather is here, we know it is always worse in the Northeast and Midwest where some of us are from. We also know that most of the friends and relatives we left behind are now suffering from "Cabin Fever" being stuck inside with nothing to garden or plant because of the frozen ground.

It is at this time of year that tree identification, using the tree's winter silhouette, is possible. In plant hardiness zones 7 and lower, where most all trees that produce leaves are deciduous, stately Elms, massive white oaks, and the distinctive down shoot lower limbs of the Pin oak are all easy marks and these trees stand out from afar.

Here in the Lowcountry, winter can also be a helpful time to foster or further hone our tree identification skills. Live oak trees (*Quercus virginiana*), once they have matured and reached their distinctive mass of uniquely irregular growth patterns, are the signature trees of the Lowcountry and usually easy to identify but their undeveloped juvenile form is very similar to young Laurel oaks (*Quercus laurifolia*) and Water oaks (*Quercus nigra*). One of the questions most frequently asked to local arborists is, "How can you tell the difference between a Laurel oak and a Water oak?" Well, let's look out the window and find out. Laurel oaks by far out number any other Lowcountry deciduous tree. They are commonly mistaken for the Water oak, or those damned ole Water oaks as local homeowners sometimes refer them to. The two tree's leaf sizes and shapes are clearly dissimilar. The Water oak leaf is larger and varies from rounded to three lobed and the Laurel oak is more uniformly pointed and pinnate. The definitive telltale difference at this time of year is that the Water oak is a true deciduous tree and will lose all of its leaves for a major portion of the year while the Laurel oak will hold onto all of its leaves until early spring, drop them all almost overnight and be totally denuded for a very short time while new leaves develop. So if you have any question about which one it is, all of the Water oaks have been leafless for many weeks while the Laurel oaks are just now beginning to turn color and drop. Happy raking!

The deciduous trees in the Henry C. Chambers Waterfront Park are Willow oaks (*Quercus phellos*). They are native to the south and hardy to zone 6. They grew after they were planted in the park but never thrived and are now dying, most of the green in their crowns being mistletoe. Some true native stands of Willow oaks exist on Bray's Island, but they just don't seem to grow to their potential when planted too much further east of a line parallel to I-95.

Turkey oaks (*Quercus laevis*), easily identified in the summer by their mix of live and dead leaves sharing its irregular distorted crowns, offered up some incredible fall color this year right through December. Its common name comes from its leaf's distinct similarity to a turkey foot.

Post oaks (*Quercus stellata*) retain all or most of its leaves over the winter after they turn a muted brown in the fall. This leaf retention is a genetic quality of tree species. Trees that do this do not have the ability to effectively form an incision layer that is imperative to the releasing of the leaves. These trees received their names due to the fact that they could be used for little else than for making fence posts.

Shumard oaks (*Quercus shumardii*), Southern Red oaks (*Quercus falcate*), and Cherrybark oaks (*Quercus rubra leucophylla*) are all similar in leaf shape and stature having a strong central leader and few if any retained lower limbs. The Cherrybark oak, like it's cousin the Post oak, will usually retain its muted brown leaves all winter.

The Lowcountry has a varied assortment of oaks hidden in our forests and woodlots. Go "discover" a few this month.

Editor's Note: A special thanks to LIBPA member Michael Murphy for sharing his extensive knowledge of our local trees. He has graciously agreed to provide a similar article for each of the seasons.

Coosa Elementary School: by Cindy Keener, Principle

All of us know that Lady's Island, Beaufort, South Carolina is a very desirable place to live, for those who have retired as well as those with "growing" families. "Born" ten years ago during the 1995 Bond Referendum, Coosa Elementary opened its doors to an enrollment of just under 400 students, 150 less than maximum. In our seventh year of operation, Coosa Elementary has an enrollment of 640 children, six mobile classroom units, and the end of growth on Lady's Island no where in sight. An additional duplex classroom mobile unit has been requested for summer 2005. These Coosa Cottages, as we refer to our mobiles, have arrived "almost" new, all with restroom facilities.

The Coosa "core" facility is affected by student growth in a variety of ways. The kitchen/cafeteria at present serves lunch beginning at 10:45 AM and ends at 1:00 PM. This is a very reasonable lunch block, with only those children eating after 12:00 Noon needing a light snack during the morning. With additional students/classrooms, our lunch block would need to begin earlier and end later, i.e., 10:00 AM to 2:00 PM; more snack time needed for more students, more instructional disruption in the morning and afternoon.

Other "core" special area classrooms, PE/gym, art, music, science lab, and computer lab, are also affected by increased student enrollment. These special area subjects can effectively handle 5 classes per day, 5 days per week. With additional regular classrooms added, time spent in instruction decreases during these specials, i.e., from 50 minutes per week in PE, art, music, etc., to approximately 30 minutes per week. Another scenario would be to "double up", having two classes scheduled for PE, art, music, etc., per period instead of one; this could mean forty or fifty students per special period instead of twenty to twenty-five per period. Another alternative would be to attend special areas only every other week instead of every week. However, none of these options take into consideration that all students are required to meet specific academic standards in art, music, PE, and technology. Decreasing instructional time, and/or increasing the number of students per class, places each child in an unrealistic situation for learning and acquiring the needed skills for future learning in middle school and high school.

The Media Center/Library facility is nearing capacity with the approximately 12 books per child we have now. At any given time during the school year, there are more than 1,500 books checked out to students and classrooms. Coosa is fortunate to have eager readers and families who support reading at home, and this is one reason that our test scores stay high. The "easy" books, Accelerated Reader books, science, history, and geography books are in high demand; our media specialist orders more with every additional amount of funding she receives. Shelving under low windows and in corners has been discussed already....space will soon run out.

An alternative still under consideration to relieve overcrowding at Coosa is changing the attendance zones. This could shift students out of the Coosa zone and into Lady's Island Elementary School. This is a district office issue but one that was brought up in the recent long-range planning study by DeJong & Associates consultant.

The above options are all short-term solutions in addressing and coping with growth. In my opinion, the only reasonable solution, in the not-so-long-term, is building another school on Lady's Island. This solution is inevitable and becomes more costly to the future education of our children the longer we wait. Secondly, this solution becomes more costly in construction the longer we wait because of rapidly escalating steel prices due to China's construction binge.

I encourage and invite you to visit our wonderful school on Middle Road. Come see for yourself the quality of instruction found in this facility...then visualize another six mobile units and 250 more precious children walking these "hallowed halls".

Editor's Note: A special thanks to Coosa Elementary School principal and LIBPA member Cindy Keener for this article. It should be noted that Ms. Keener's comments are in direct response to LIBPA's request for details on the impact of continued student overloading of Coosa Elementary and her thoughts on possible short and long term solutions.