



## May 2005 Newsletter

### Island Notes:

**Tattoo Parlors on Lady's Island?** Recent state laws have been modified to allow the existence of tattoo parlors in South Carolina. Each community can establish zoning regulations as to where such establishments may operate. In both the City of Beaufort and the unincorporated portion of Beaufort County new zoning regulations allow the operation of tattoo parlors in areas designated for light industrial operations. The only part of Lady's island that is designated as light industrial is the property around the airport to include a strip along Highway 21 directly across from the entrance to the airport. This property, which belongs to Mr. Fred Trask, was annexed into the City of Beaufort. This points out the need for both the City of Beaufort and the County to have similar zoning standards.

**Thanks for thinking ahead.** Barnwell Resources, Inc. the commercial landfill located on Brickyard Point Road has submitted a request to DHEC for approval to reclaim an area within the boundaries of the present operation. The availability of this additional area will extend the projected life of the operation by an estimated 10 years. Approval of this request would have no negative impact on the surrounding community and continued operation of the landfill is in the best interest of everyone.

**Expanding.** The owners of Oakwood Shopping Center on Sams Point Road have initiated the permitting process to expand their present facilities. Utilizing the vacant property immediately adjacent to the present building they intend to add an additional seven commercial spaces. It is anticipated the space will be available in the first part of 2006. Businesses interested in possibly leasing this commercial space are encouraged to call Mitchell Brothers at 522-2181 for additional details.

**Mandatory Trash Pick-up?** A recent study designed to provide the county with possible alternatives to the present high cost of solid waste disposal recommended doing away with the drop off site on Lady's Island and making individual household trash/recycle pick-up mandatory. The cost of this service would be added to the individual property tax bill of each property owner on Lady's Island. The individual household cost of the proposed service is estimated at approximately \$120 per year. The Beaufort County Public Works Department will review the study and make a recommendation to County Council.

**Congratulations and thanks** to LIBPA member John Fox on his selection as Volunteer of the Year. The award was in recognition of his two decades of volunteer work with the HELP Mobile Meals program.

**Thanks for the support!** Mike Eggers, LIBPA member and owner of the Lady's Island MacDonald's Restaurant, wishes to pass his appreciation to those on Lady's Island who, through their increased patronage, have shown their support for the recent renovation to the facilities and his efforts to provide the highest quality service. Mike says the positive response has been dramatic and he sincerely appreciates it.

**A special thanks** to Lt. Col. Terry Stone (Ret) for his contribution to LIBPA of a new lectern. It looks great and is a complement to Terry's woodworking skill.

### **Incorporating The City Of Lady's Island: by Mark Generales, Lady's Island County Council Representative**

Most of us are pretty happy with life on Lady's Island. We chose to live here because of the Island's neighborhoods, schools, restaurants and for many, the reduced costs of not being in a city or town. We don't mind taking care of our own rubbish – either using the drop off center or paying for removal. The County Sheriff and the Fire District do a great job. If County services are sufficient, why become a city or town??

Before I get into this discussion, please allow me to eliminate the most significant objection – cost. There are many ways to provide services to Island residents. My view is simple, contract with the County to continue providing the exact same services for the same taxes we currently pay. There is zero need to change a thing. And no need to increase taxes for services.

Examples of this already exist. The Town of Hilton Head contracts with the County for the Sheriffs Dept to operate as their police department. Bluffton uses the county permitting and inspections department, parks are shared – the concept is in practice in selected areas all over our county.

Yes, we would need a City or Town Council and there would be some costs relative to administrative work. We would need to rent a small office space and hire a couple of full time administrative folks to deal with paper issues. The Council and its mayor would need to meet several times per year to meet state requirements. Their primary role would not be administrative, but to represent the interests of the residents and businesses of Lady's Island – interests that the lone County Council member wrestles with every day. This leads me back to why we need to become incorporated.

As our county grows, the need to retain control over our destiny is imperative. Lady's Island residents do not need city or town residents deciding significant issues for our Island. Businesses on Lady's Island need to be secure in the fact that the reason they chose a Lady's Island location is being preserved. Often this is as simple as County taxes being demonstrably cheaper than the City or Towns. And by the way, we on Lady's Island actually pay more total taxes to Beaufort County than those in either the City of Beaufort or Port Royal.

As the County government deals with many issues affecting Lady's Island, the cities and towns have a full seat at the table. Represented by their mayors and council members, the towns and cities demand actions on behalf of their constituents. From roads to bridges to land use, the municipalities dictate their participation level.

Examples also abound here. For example, the City of Beaufort and Town of Port Royal both “opted” out of road or traffic impact fees several years ago. Millions have been raised in the southern part of Beaufort County but not in the north. Why? County Council recognized that if the fees were implemented in the unincorporated part of the northern county, the municipalities would have used their cheaper costs as an opportunity to entice real estate speculators and developers to annex more Island property. Even today, the Town and the City still do not charge library impact fees – even though the main library is in the City.

Lady's Island residents spent 2 years creating the Lady's Island Community Preservation District with all of the attendant zoning. It was a laborious effort that took thousands of man hours. Residents viewed Lady's Island as having a distinct “downtown” separate from the other side of the river. No one on Lady's Island wants our “downtown” to look anything like 21 coming into Beaufort from the Air Station.

A good example of City vs. County differences is Walgreen's and Publix. Publix went through the County Planning process. Trees were preserved and landscaping required. The building front has an attractive façade. The same can be said for the Food Lion center with its many oaks.

Contrast this with the City of Beaufort's planning process that allowed the Walgreen's to occupy a dominant corner of our “downtown” with an un-landscaped “box” building and backlit plastic signage. This facility was initially presented to the County and was rejected in favor of a far more appropriate building. The County was not going to allow the “drive thru” drug pick up to be located on the street side, parking was to be in the rear and landscaping was required – and no plastic backlit sign. But for Walgreen's, the less expensive building was allowed as the property was annexed by the City. A premier corner in our “downtown” was controlled by City fathers on the other side of the river with no voice from Lady's Island residents. This must never happen again.

These are small examples, but as we move into the future, having a “seat at the table” is critical for Lady's Island. The City and Town Councils and their myriad staffs and the County all have their agenda's – that is why they exist. I have come to recognize that one Lady's Island County Council member – no matter how strong – is still only one of 11 County Council members. In a slower time this was sufficient, but not today.

Until now, there has been no way for Lady's Island to incorporate. State laws favored existing municipalities over new

cities and towns. Anyone witnessing the journey the citizens of James Island have taken can see how existing cities dominate. But that is about to change. State Senator McConnell has created legislation that would allow James Island and hence, Lady's Island to finally incorporate. And when that occurs, gone will be the days of someone else deciding the fate of Island residents without having to hear their voice. We will have a proper seat at the table and our interests will be dealt with as equal partners.

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### **Lady's Island Businesses Win National Award**

LIBPA member, Net Solutions Technology Center recently developed and submitted a plan for a "technology make over" of LIBPA member Altman Architectural Group as part of a contest sponsored by Microsoft Corporation and Dell Computers. Out of 500 entries nationwide there were only 2 winners and the Altman Architectural Group plan was one of them. Utilizing Microsoft and Dell products Net Solutions will implement the make over with funding and product support valued at over \$75,000, (provided by Microsoft and Dell). This comes in the form of a birthday present for the Altman Architectural Group since they are celebrating their 10th year in business. With completion of their 10th year, they have relocated from their Lady's Island location to a new home at 37 Marshellen Drive in the Bellview Business Park located at the foot of the Parris Island Bridge. Congratulations to both Net Solutions Technology Center and Altman Artichitctural Group on winning the "make over" contest. To Don Altman, a special congratulations for successfully reaching the 10 year point in your business and best wishes for success at your new location.

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### **Congratulations Hometown Realty and Hargray:**

Two LIBPA members, HomeTown Realty and Hargray, were recently recognized for their significant contribution to our community. Selected as co-winners for the Beaufort Regional Chamber of Commerce's Civitas Award for Community Stewardship; they represent the range of small to large businesses that each day contribute their time and financial support to making our community a better place to live. To all of the employees of each business, we in LIBPA offer our appreciation for your efforts on behalf of our community. A special "thank you" is extended to Pat Harvey Palmer, John McGowan and Mike McFee of HomeTown Realty and to Jason Rockwell and Ed Halperin of Hargray for your personal contributions, not only to the community, but also for your active support of the Lady's Island Business and Professional Association.

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### **Two Lady's Island Developments Receive Final Approval:**

The Beaufort County Development and Review Team recently granted final approval for the following two major developments on Lady's Island.

**Coosaw River Estates.** This 123 acre development is located on the Marsh Hawk Plantation area of Lady's Island. Upon completion the new community will consist of 193 homes which are expected to sell in the \$200,000 to \$300,000 price range. The first phase of the project will consist of developing the infrastructure to include roads, a storm water system and bringing sewer to the area. The complete development of the Coosaw River Estates community is anticipated to be phased over a good number of years. The developer, Ultima, a diversified company with headquarters in Atlanta, Georgia and a LIBPA member recently indicated that no decision has been made in regard to the date on which actual construction of the infrastructure will begin.

**Greenheath.** This is the 98 acre development which is approved for 314 residential units (218 single family homes and 96 multifamily units). Located directly to the rear of Coosa Elementary School this project will provide the capability for the children in the community to walk to school.

These 2 developments have the capacity to produce an additional 507 homes. The residents of these developments are projected to have 304 children. Each year an average of 248 homes are sold on Lady's Island. If each of these developments captured 10% of the Lady's Island total housing market it would take almost 9 years for the last house to be sold. We may have a little while to build a new elementary school and come up with a solution for the over crowded high school, but not that long..

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### **Church Withdraws Rezoning Request:**

Last January representatives of the Tidal Creek Fellowship Church of Lady's Island requested 2 parcels of land, located opposite the Partridge Woods community on Brickyard Point Road, be rezoned from Rural to Community Preservation. The purpose of the requested rezoning was the perception that a church could be built easier under Community Preservation zoning than under Rural zoning. Since the 2 parcels (10 acres each) were in the center of an area surrounded by Community Preservation zoning the Community Preservation Committee recommended the general area be rezoned to Community Preservation zoning. A meeting was held with the surrounding property owners who, in general, opposed the proposed rezoning but did not oppose the construction of a church in their community. The Deputy Planning Director Ms. Delores Fraiser arranged a meeting with representatives of the church to determine if a way existed to allow the church to be constructed without rezoning any of the property. As a result of this meeting, the representatives of the Tidal Creek Fellowship Church withdrew their request for rezoning of the 2 parcels and will attempt to develop a plan to build the church with the present rural zoning. In view of the strong desire of the surrounding property owners to remain zoned rural, the Community Preservation Committee withdrew its recommendation for rezoning of the additional parcels of property. The area in question will remain zoned rural based on the response to the proposed rezoning by the residents. This entire evolution is an excellent example of how the search for answers to zoning problems can and should be determined at community level, with the help of a "community friendly" planning department.

*Editor's Note: A special thanks to Ms. Carol Tank, Beaufort County Community Planner, Ms. Delores Fraiser, Deputy Planning Director and Mr. Tim Rentz of the Tidal Creek Fellowship Church for going the extra mile to find a solution to this zoning problem.*

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### **St. Peter's Catholic Church: by Mary Inglis, Communications Coordinator**

To travel down Highway 802 near the entrance to St. Peter's Catholic Church, one feels the presence of a looming giant peeking over the treetops of the borders of the road. The looming giant is a sleeping giant as it is still in the process of creation. And the creation will soon speak to the travelers on the highway and beckon them to take a few minutes to explore further. This giant of a creation is the sanctuary for the new St. Peter's Catholic Church.

This sanctuary is scheduled to be completed in March of 2006. Able to hold 1200 people and additionally, having a chapel which will seat 70, this beautiful 24,000 square foot structure is in the style of the old, historic churches of downtown Beaufort. The cruciform shape focuses the congregation on the high altar which will be 3 steps higher than the main level of the floor. In addition to the nave where the congregation sits and the chapel, the church will have a bridal wake room, servers and reader's room, closets, cry room, vesting room and restrooms. There is also a choir loft and offices off of the choir loft as well as 2 sacristies off of the chapel. A bell tower will rise 138 feet and serve as a landmark for the whole of Lady's Island. The exterior of the church will be a brick veneer to match the current church. The interior of the church is being overseen by a liturgical design firm and an acoustical consulting company.

In addition to the church, the present campus of St. Peter's now consists of over 35 acres. As a part of the "Building Now, Upon This Rock" and the "Upon This Rock" capital campaigns, the campus now has a new soccer field, education wing and bathroom renovation, installation of new sewer lines, and Holy Cross Mission has been expanded and renovated. Future plans include vehicular access added to both Youman's Drive to the west and direct access to Highway 21 through Sangster Road to the north.

In Beaufort County, the fastest growing churches are Roman Catholic. St. Peter's is an integral part of that growth and the church is well served to look to the future. St. Peter's new church will permit expansion of the ministries it currently offers, provide a wonderful, faith-filled worship space and continue to steadfastly serve the needs of the Catholic community in Beaufort and the surrounding area.

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

With Coastal Contractors making one final survey of their work, the Lady's Island – St. Helena Fire District welcomed a new addition to their family of fire stations. The Certificate of Occupancy for the newly constructed Station 21 received its final seal of approval. But, with construction completed and certifications filed the real work of Station 21 is just beginning. Station 21 is now entering a lifetime of service to the community that she, her family of fire stations and those daring heroes, known as firefighters, love so much.

Though Station 21 has not yet received any calls for service, by looking at the statistics from the first quarter of 2005, it is obvious that she will be highly active in years to come. In this quarter, the Lady's Island –St. Helena Fire District (LISH FD) responded to 477 calls for service. Emergency medical incidents (EMS) accounted for the majority of all calls for service at 50%, fires account for 15%, activated fire alarms accounted for 13% and vehicle accidents accounted for 10%. Various other calls accounted for the remaining 12%, with average response time of 5 minute 37 seconds for all calls.

In the month of March LISH FD received the newest edition to its firefighting apparatus. A 2005 Pierce Dash pumper, with a pumping capacity of 1750 gallons per minute, a 1000 gallon water tank and compartment space for all tools and equipment required. To the members of LIBPA, if the Lady's Island-St. Helena Fire District can be of any assistance to your organization please give me a call at 525.7692.

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### **Beaufort Academy - Reviving Traditions And Making Additions: by Bethany Biaett , Director of Admissions and Advancement, Beaufort Academy**

On April 23rd Beaufort Academy hosted Pig Out... The Revival! This night of feasting, dancing, and catching up with old friends brought back a BA tradition which had been absent for 10 years. However, that is just the tip of the iceberg in terms of what is happening at BA! Known for first-rate academics and a superb college acceptance track record, Beaufort Academy has also had an incredibly successful year of revivals and additions. Due to such high participation and interest in the arts and athletics, and the ability for students to maintain academic excellence, BA's new headmaster, Timothy Johnston, was able to respond very positively to student and family requests for additional programs.

#### **Revivals and additions:**

The arts has been a tremendous focus at BA, both in daily activity and future planning. This year, after a 15-year absence, we saw the return of a major spring play when BA English Teacher, Sarah Turocy, produced Shakespeare's A Midsummer Night's Dream. With a cast of 30 members, Turocy put together an outstanding play which sold more than 700 seats in two performances at USCB.

In addition to classes such as guitar which are already in place, BA has also seen the revival of a choir and the addition of a comparative religious studies course. More than a dozen middle school students signed up to participate in the choir, which performs at weekly assemblies and numerous school functions. The religious studies course, taught by David Holland, the pastor at Tidal Creek Fellowship, was received very well by the students with 15% of the Upper School selecting it as an elective.

In athletics, BA has also seen remarkable revival and growth. For example, under coaches Julie DeMott and Julie Rolf, the cheerleaders made their comeback during the winter sports season. With their cheers and half-time dance now in place, the team hopes to begin stunts next year as well. In addition, while keeping all of the sports currently offered, basketball, baseball, golf, soccer, swimming, tennis and volleyball, BA started a lacrosse team. Under head coach Tony Durso, the middle school lacrosse team has begun to master the technique needed to eventually compete at the junior varsity and varsity levels.

Next year the athletic program will further expand its offerings to include football. Under head coach Larry Beckish, this team will begin competition at the junior varsity level this fall.

#### **Changes to the campus:**

The excitement at BA does not end there, the new campus plan was revealed at the Pig Out! After nearly 40 years of educating children, it's time to maximize the potential of our programs with new facilities. With a capital campaign approaching, items on the campus plan include things such as an Arts Center, complete with facilities for performing and studio arts, a learning center for differentiated learning, additional classrooms for all divisions, a new library for middle and upper schools, a writing center, a comprehensive computer lab, additional athletic fields, a six-court tennis facility, a natatorium, a competition track, and a full strength and conditioning facility.

#### **Facts about BA:**

Beaufort is the fastest growing community in South Carolina, and the ability to offer an independent education to anyone

who wants it is imperative. BA currently provides financial aid to many of our families, based on need, and would like to expand our capacity to do so, which is a challenging mission to maintain. Also, in support of Beaufort and its military bases, BA ensures representation each year on our Board of Directors and currently employs nearly 15% of our faculty and administration from military families. In addition, this school year 10% of our enrollment is made up of children in military families.

Since the school's first high school graduation in 1969, 100% of Beaufort Academy graduates have gone on to attend 4-year universities. Currently BA is the only fully accredited member of both the National Association for Independent Schools (NAIS) and the Southern Association of Colleges and Schools (SACS) in Beaufort County. In 2004, BA student's average SAT scores were not only 175 points higher than the Beaufort County Schools average, but 154 points higher than the South Carolina average and 114 points higher than the National average (BA's average was 1140). The 25-member Class of 2004 received more than \$1,200,000 in combined college scholarship offers, including a Heritage Scholar, two Rotary Scholarships, a Kiwanis Scholarship, two LeVeon-Roach Scholarships from Secession Golf Club, two Palmetto Fellows (this is the maximum), and fifteen South Carolina LIFE Awards.

Beaufort Academy is a coeducational independent college preparatory school of 350 students in grades Kindergarten through 12. Founded in 1965, the school focuses on small class sizes and individual attention. As a college preparatory, BA's curriculum and diploma requirements provide all students with those courses which are expected for acceptance to colleges and universities. Beaufort Academy is an independent, non-profit, non-sectarian school, which admits students of all races, nationalities, creeds and socioeconomic backgrounds.

If you are interested in an excellent preparatory experience for your child, please either call, 843-524-3393, or check out our website, [www.beaufortacademy.org](http://www.beaufortacademy.org).

### First Quarter 2005, Real Estate Market Starts Off Strong: by Jerry Marlow, BIC, Coldwell Bankers Keyserling Realty

During the first quarter of 2005 the unit sales for the 5 major MLS areas north of the Broad River rose 10.23% over 2004 sales for the same period, while the sales volume increased by 28.19%. The average price of homes sold increased by 16.30% to \$222,320 and the median price increased by 12.48% to \$179, 250.

Lady's Island had a 12.68% increase in unit sales (80 in 2005 vs. 71 in 2004) and a whopping increase in sales volume of 40.21% (\$21,947,840 in 2005 vs. 15, 653,175 in 2004). The average price for homes sold in the first quarter of 2005 is \$274,348, an increase of 24.44%. The median price for the first quarter of 2005 is \$194, 750, an increase of 7.57%.

The following charts provide a comparison of the 5 major real estate areas north of the Broad River.

#### First Quarter Sales Comparison.

First Quarter Sales Comparison						
	UNITS		VOLUME		AVERAGE PRICE	
AREA	2003	2004	2003	2004	2003	2004
Beaufort	10	21	\$2,710,400	\$3,901,600	\$271,040	\$186,790
Mossy Oaks	17	14	\$2,506,525	\$2,615,900	\$147,433	\$186,850
Port Royal	30	30	\$4,605,907	\$4,314,286	\$153,530	\$143,650
Burton	48	49	\$8,168,610	\$10,350,520	\$170,179	\$211,235
Lady's Island	71	80	\$15,635,175	\$21,947,840	\$220,467	\$274,348
<b>TOTAL</b>	<b>176</b>	<b>194</b>	<b>\$33,644,617</b>	<b>\$43,130,146</b>	<b>\$191,163</b>	<b>\$222,320</b>

First Quarter Increases/Decreases				
Area	Units	Volume	Average Price	Median Price
Beaufort	+110%	+44%	-32%	-46%
Mossy Oaks	-18%	+4%	+27%	+17%
Port Royal	0%	-6%	-6%	-6%

<b>Burton</b>	<b>+2%</b>	<b>+27%</b>	<b>+24%</b>	<b>+14%</b>
<b>Lady's Island</b>	<b>+13%</b>	<b>+40%</b>	<b>+24%</b>	<b>+8%</b>
<b>TOTAL</b>	<b>+10%</b>	<b>+28%</b>	<b>+16%</b>	<b>+13%</b>

The data set forth in this article is based on the sales recorded with the Beaufort County Multiple Listing Service.

### 76 Acres Purchased and Still No Active Park?

Recently, the Trust for Public Land announced that, as part of the Beaufort County Rural and Critical Land Program, 65 acres located on the northern portion of Brickyard Point Road had been purchased for a price of \$1.2 million. In the past, as part of this same program, the 16 acres of the future Crystal Lake Park were purchased for approximately \$1.25 million. Crystal Lake had, from the beginning, been envisioned as a passive park for the community.

The question has been asked, why another 65 acres has been purchased and identified as a potential site for another passive park. The answer is contained in the county ordinance which established the \$40 million Rural and Critical Land Program and the location of the 65 acres. The county ordinance in question specifically limited the use of any purchased property for parks, to passive type parks. There were valid reasons for this stipulation since the purpose of the program was to conserve property and not serve as a form of capital improvements program. In addition, the 65 acres on the northern part of the island is located in the Marine Corps Air Station's high use (AICUZ) zone and preventing future development is in their best interest. Accordingly, the Marine Corps, contributed over \$450,000 of the purchase price. This purchase was part of a joint Beaufort County/Marine Corps program to prevent encroachment of property around the Air Station.

The purchase of this property was a win on everyone's part and especially the residents of Lady's Island. We have 65 acres, with 3,200 feet located on Johnson's Landing Creek, available as a potential passive park with walking and bike paths. Do we have property for a 25 acre active park with ball fields, soccer fields and similar recreational facilities – no. However, Beaufort County Parks and Leisure Services' representatives continue to work with LIBPA to find 25 acres for an active park. As in all things, it is a matter of price. To everyone involved in the purchase of the 65 acres – thanks. The residents of Lady's Island will enjoy it for generations to come.

### Badcock Home Furniture And More:

Chris and Kate Dennison, LIBPA members and owners of the Badcock Home Furnishing Center, located in the Lady's Island Center on Sea Island Parkway arrived in Beaufort 2 years ago, bought the Badcock furniture business and started preparations to initiate a new corporate concept at their store. The concept, called "Badcock Home Furniture & more" includes a product line of more than 4000 items, a brighter more spacious store display and a new logo. To implement the new concept required that Chris and Kate sell their existing inventory of furniture, close the store and do a complete interior renovation. During the first part of May this new concept will become a reality with the arrival of a 100% brand new inventory to the newly renovated store. The new inventory will include:

- Full line of furniture - Electronics - Appliances - Accessories - Bedding - Floor Coverings

The new concept is intended to provide customers with more choices in regard to both design and quality. The new logo, already on the front of the store, is identical to the new concept "Badcock Home Furniture & more". Chris extends an invitation to stop by and take a look at the "new" store with the new expanded inventory.

Chris, originally from Florida, comes from a family with a history of management of Badcock Furniture stores. His father owned a store and his 3 brothers presently own Badcock stores. Chris and his wife Kate live on Lady's Island and have 2 children, ages 17 months and 3 months. We in LIBPA appreciate Chris and Kate's selection of Lady's Island as the location where they intend to operate their business, live and raise their family. We wish them every success in the implementation of the new concept.

## **The Lowcountry Landscape ~ Fun Frond Facts: by Michael P. Murphy, President, Preservation Tree Care**

With the coming of National Arbor Day on April 29, let's look at our State tree, the Sabal Palmetto. Our "tree" is not even considered a tree by some horticulturists. Biologically the Palmetto, along with other palms, are classified as a monocots. They are in the same class as grasses, irises, orchids and lilies. Broad-leaved trees such as hickories, maples and oaks are classified as dicots.

Their classification is because of their biological structure. Palms have a unique system of vascular bundles that contain their xylem and phloem. These are the parts of plants that carry out nutrient and water transfers. True trees have their xylem and phloem close to the protective bark layer and are separated by cambium tissue. This is why trees have annual rings. Palms have no true protective layer of bark although they do have a pseudo-bark made up of deposits of lignin. Without the presence of a cambium layer they are not designed to make annual rings that we find in trees. To confuse things even further there are even some palms that are not palms! The Sago palm is really a cycad, which despite their appearance makes them more closely related to Pine trees. The Palmetto grows at ground level for the first stages of their life until their trunk reaches its mature diameter and only then does it begin its ascent into the forest canopy.

Palms can live for over a year on stored energy and they can appear to be alive for up to two years after being transplanted so they need to be guaranteed for 2 years by installation contractors. Because of the absence of a cambium layer they can be handled by their trunks but nylon slings should be used, not chains. With all of the growth happening at the top center bud in what is referred to as the apical meristem, this area needs special protection when the trees are moved. If this point is damaged, the entire tree dies.

There are more than 2500 species of palms. Palms require a special formulation of fertilizer a little different than most other plants. It is usually lower in the N-P-K elements and higher in the micronutrients such as magnesium, manganese, boron, copper, zinc, iron & sulfur. Most problems in established Palms arise from deficiencies in soil micronutrients. The number one cause of failure for newly planted Palms is water stress; either too much or too little water. Palm growth is greatest in the heat of the summer. Palm fronds are uniquely designed to fold in during high wind, one of the reasons they can stand up so well to hurricane winds.

Palms are pruned for appearance purposes only. They are not capable of sealing over wounds so the dead fronds can be either cut off or allowed to break and fall off on their own. Even yellowing fronds are partially active in supplying sustenance to the plant. Continual heavy pruning can sometimes lead to nutrient deficiencies and decline.

The Sabal Palmetto has two other unique features that separate it from its other Palm cousins. New roots cannot regenerate from their cut roots so that when a Sabal Palm is transplanted all of their roots need to be cut off. It cannot be transplanted until it has established a root initiation zone. So immature Sabal Palms with less than 6' – 8' of trunk cannot be transplanted successfully.

The Sabal palmetto has an important place in the history of South Carolina. It is on the state flag, the state seal and is the state tree. Next month I will provide the story of how this tree reached such a point of distinction in South Carolina.

### **Mother's Egg Money and The TIF:**

In "days gone by", in the rural south, each farm family raised chickens and the money generated by the selling of eggs was often kept by the lady of the family and referred to as "Mother's egg money". If a child wanted a new toy or money was tight in the family they often referred to a possible source of funding as being "Mother's egg money". Sometimes it would appear that the Lady's Island Tax Increment Financing (TIF) District is similar to "Mother's egg money" in that it serves as a source of potential funding for whatever is the most current "project of the day". Recently, the Lady's Island TIF money was referred to as a possible source of funding for the construction of a performing arts center adjacent to the Beaufort High School.

In 2000, upon completion of the Zoning and Development Standard Ordinance (ZDSO) the Lady's Island Community Preservation Committee worked with a county hired consultant to develop the framework of a Tax Increment Financing District. The process went through 3 phases. The first phase was to identify the specific area to be included in the district. The general area surrounding the Village Center was identified as the site of the future TIF district. The next phase was to identify future commercial development scheduled to be located in the district and estimate the value or cost of these projects. From these projections came an estimated value of the TIF or how much could be safely borrowed. Finally, with this dollar figure in hand, the committee worked with the community business leaders to develop a list of projects needed to improve the general area and attract additional business. These projects were phased over a period of 10 years.

For a variety of reasons, to include rapidly escalating property values, the majority of the projected commercial projects did not occur. Many potential businesses deemed it too expensive to locate in the Village Center. Some unexpected

projects such as Walgreen and Barbara Jean's Restaurant did choose the Village Center. By 2004 the TIF had only generated \$33,000 which was a long way from being able to service the estimated \$1.3 to \$2 million price tag/bond necessary for the desired improvement projects. The Lady's Island CP Committee did not request implementation of the TIF believing it neither fair or just to ask the county tax payers to fund a TIF bond until a reasonable amount of development occurred or could be reasonably projected to occur.

After the Lady's Island TIF was authorized by Beaufort County Council the City of Beaufort sued the county in an effort to have more of a voice in how the TIF money would be spent. This was based on the fact that the City of Beaufort had annexed property in the TIF district on Lady's Island. The case was reported as being settled out of court with the County agreeing to provide \$650,000 of the cost for the Wood's Memorial Bridge cantilever walkway and another \$250,000 for a walking/biking path along Meridian Road. In theory, if these funds came from the Lady's Island TIF almost 50% of the potential funds will have been obligated before the money was even borrowed.

When the decision to implement the Lady's Island TIF is made and a bond issued to provide funds for the program the existing phased list of projects will be reviewed, prioritized and submitted to County Council for approval. Some critical projects such as storm water management and neighborhood revitalization efforts have been postponed awaiting implementation of the program. Some of the TIF projects originally identified have been funded and implemented by the county. These include additional hangers at the airport, purchase of the Crystal Lake property for a park and funding support for the cantilever walkway along the Woods Memorial Bridge. Smaller projects such as the "Welcome to Lady's Island" signs, LIBPA has funded. If there are additional projects, such as a performing arts center, these projects should be placed in with the list of existing projects and compete with them, based on their merit. There really is a system established to determine how the Lady's Island TIF dollars are spent. We, in the community, are grateful that the system allows community involvement and input. Although the TIF fund may appear similar, it is really not "Mother's egg money".

#### **Straight Talk On Education: by Edna Crews, Superintendent-elect, Beaufort County Schools**

Spring brings the approach of high-stakes testing, the end of the school year and, this summer, a transition in superintendents for the Beaufort County School District.

It is my honor to have been selected to follow Superintendent Herman K. Gaither to lead the public schools of this exciting, growing and diverse community. High on my alert list are two critical issues I'd like to share with you: improving student achievement, and growth and how it affects schools on Lady's Island.

How to help all students succeed is a tremendous challenge. I believe one of the keys is to know where each child stands academically, to make sure each teacher has that data about each child in the class, and to help teachers develop special approaches to target each child's strengths and weaknesses.

We are doing just that with a program called Measures of Academic Progress, which we call MAP. These tests are given to third through 10th grade students in math and English/Language Arts, and each student has academic goals for these tests. The results are very specific and prescriptive – they give the teacher far more information than the PACT exams as far as how to help a student succeed academically.

At our high schools, we are paying particular attention to ninth grade students who, nationally, have a huge failure rate. Much like freshmen in college who often face unexpected challenges in their first year, high school ninth graders also encounter obstacles that can affect their academic career. Our goal, with our high school principals, guidance counselors and teachers, is to help students identify these obstacles and discover solutions.

If we can minimize academic failures in ninth grade, we will be taking a strong step toward improved graduation rates and college entrance exams.

Now, to the issue we wrestle with in this county every day, growth. Growth is a major contributor to the increased costs we experience in our schools – as we open more schools, maintenance and operations costs increase, we have to hire more people to instruct more students, there are more bus routes, more buses break down, and so on. We must provide more services to our increasingly large and diverse student population.

Earlier this year the school district received the DeJong & Associates long-range facility plan. This comprehensive study of school needs for the next 10 years examined growth rates, school capacities and planning projections.

Our goal is to eliminate mobile units as classrooms, be it through building new schools or expanding existing ones, or drawing new attendance zones. That means we'll be taking a close and careful look at how classroom space is utilized at Coosa Elementary, Lady's Island Elementary and St. Helena Elementary.

That also means there is renewed pressure to build a new high school somewhere in northern Beaufort County to solve

the crowding that's already started at Beaufort High.

With residential growth showing no signs of slowing on Lady's Island, there is the very real likelihood that an additional elementary school on the island will be needed shortly. One need only look at local subdivisions, and the rising enrollments at Coosa and Lady's Island Elementary Schools to see that writing on the wall.

Working with the Beaufort County Council and planning staff, I hope to create a new environment where we plan together to help shape the future of such communities as Lady's Island. In this way, new schools could complement neighborhood parks and play areas built by the county.

I welcome comments and responses to this article. I can be reached by email at [ehc5332@beaufort.k12.sc.us](mailto:ehc5332@beaufort.k12.sc.us) -- I promise to read your email and will do my best to reply!

**Secession Adds Residential Section:**

Recently EscapeHomes.com identified Beaufort as one of the top 10 places in the United States to own a second home. In keeping with that opinion is Secession Golf Club, the private club located off of Island's Causeway, which began in 2001 offering their members an opportunity to own a cottage near their golf course. The "member's only" development, called Blue and Gray Estates, is scheduled to consist of approximately 65 lots. There are 7 rental units presently available to the members and sales have been good to date with 23 lots already sold. Although primarily developed for the member who desires a second home near the golf course, some of the new owners have indicated an intention to make their new house a full time home. A variety of low country styles are available for construction but all homes will require approval by the Blue Gray Architectural Review Board. The Secession Golf Club is a LIBPA member and a good neighbor. Golf Week magazine selected Secession as one of the top 50 golf courses in the United States for three consecutive years (1997/8/9). We wish them every success with this new phase of development.

Editor's Note: A special thanks to Mr. John Marsh, Director of Finance and Administration of Secession and a resident of Lady's Island, for his courtesy in providing the information in this article.

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