



## November 2005 Newsletter

### LADY'S ISLAND LADY'S ISLAND US 21/SC 802 CONNECTOR ROAD US 21/SC 802 CONNECTOR ROAD COMMUNITY WORKSHOP:

Beaufort County invites you to a community workshop to discuss the planned connector road between Sea Island Parkway (US 21) and Lady's Island Drive (SC 802). Kimley-Horn and Associates, the firm retained by the County to perform a planning study, will conduct the workshop.

Please mark your calendars for:

**Community Workshop**  
**6 PM on Tuesday November 15, 2005**  
**Sea Island Presbyterian Church**  
**Fellowship Hall**  
**81 Lady's Island Drive**

The anticipated location of the proposed connector road is in the southern quadrant of the existing US 21/SC 802 intersection. A [map](#) of the study area is available on the Lady's Island Business and Professional Association (LIBPA) website at [www.libpa.org](http://www.libpa.org). The map shows an area that is shaded in color which represents the area where Kimley-Horn is focusing their early consideration; it is much larger than the actual area needed for a road. The shaded areas were drawn in such a way to avoid environmental and structural constraints. There are numerous properties under private ownership within the shaded area that would be impacted if the road were built so your participation at the workshop is important. With your help, we can identify the best route for a new road.

The \$3.9 million project will be funded by developer impact fees. The purposes of the November 15th meeting are to -Share with members of the Lady's Island community the purpose of the connector road, factors affecting the planning study, and the decision-making process.

- Listen to the input and ideas of property and business owners, residents and future travelers of the road.
- Provide an opportunity for the development of community-based suggestions regarding connector road design alternatives.

This project was initially identified as being needed to support the existing and projected traffic in 1997 as part of the Beaufort County Comprehensive Plan. In those days, there were 9,500 vehicle trips each weekday on Lady's Island Drive (Highway 802) between Highway 21 and the McTeer Bridge while today there are 22,500 trips per day on the road.

Please consider attending the meeting. This is your opportunity to inform the study team of your concerns, become informed regarding the project and to share your ideas about the connector.

### Island Notes:

A sign of the times. While reminding parents of children who attend Lady's Island Elementary School to insure their emergency phone numbers are correct, Principal Terry Bennett reports that 6% (25) of the students have attention-deficit hyperactivity disorder/ ADHD, 11% (46) have asthma and 7% (30) have allergies.

Congratulations to Frank Gibson, LIBPA member and President of Lowcountry Insurance Services for his recent appointment by the U. S. Secretary of Commerce to the South Atlantic Fisheries Management Council.

Just a reminder from LIBPA member and Beaufort City Councilwoman Donnie Beer that the program to send "Thinking of You" cards to wounded members of our military is continuing. To participate just purchase a number of "Thinking of You" cards, add your personal message to the card, leave the address portion of the envelope blank and do not seal the envelope. Some of the places you can drop the cards off for delivery include the Beaufort Chamber of Commerce, Island Community Bank, Beaufort City Hall and the United Methodist Church on Carteret Street.

The property adjacent to Lady's Landing on Factory Creek is reportedly back on the market indicating the mixed use (1 office and 4 residential homes) project which was disapproved by the Zoning Board of Appeals has been scrapped.

The survey stakes aligned along Sunset Boulevard are part of the initial work in construction of a 5 foot wide sidewalk

that will connect walkways from Sea Island Parkway to Sams Point Road. This walkway would not have happened without a lot of work by a lot of folks.

Homes from another era. Three of the homes, which were built on the base at Parris Island shortly after WW II and scheduled to be replaced, have been moved to Dore Drive (just off of Lady's Island Drive). Even after receiving a "whole house" renovation the basic style and floor plan remain the same, reflecting an earlier era. Mary Mack (770-5100) of Weichert Realtors – Apex Realty is the listing realtor for these homes.

Quizno's is still coming to Lady's Island. A check with Ms. Bobbie Jo Santus, owner of the Quizno's franchise for Beaufort and Lady's Island, indicates it is only a matter of time until she opens a restaurant on the island. After encountering some difficulty in finding just the right location on Lady's Island, she opened the first local Quizno's restaurant in Beaufort on Highway 21 adjacent to the former Broad River Sea Food location. Until the Lady's Island restaurant opens its doors, she invites you to visit her Beaufort Quizno's.

La Hacienda, a new Mexican food style restaurant, is scheduled to open at the site of the former Bonker's Tavern next to Eckerd's in the Beaufort Plaza shopping center.

Interesting! The National Association of Home Builders recently completed a study that indicates the construction of 100 new homes generates 350 jobs for 1 year, 280 of which are local. Accordingly, the 207 homes projected to be built on Lady's Island this year will generate a total of 725 jobs, of which 580 are local.

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#### **LIBPA Membership Drive: by Sheri Little, Membership**

Last year LIBPA was privileged to join 40 new members and the preceding year (2003) was our all time one year record with 50 new members. This year, to date, we have joined 27 new members. Thanks to you, the individual member, our organization continues to grow not only in size but in the number and type of projects we can accomplish. We presently have 160 business and 59 residential members for a total membership of 219. A special thanks to each of our members for your promotion of our organization and encouragement to your neighbors and business associates to join us. During the last two months of our membership drive please help us get the word out as to the benefits of membership in LIBPA, not only to the individual member but also to our community.

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#### **A Real "Hassle Free" Permitting Zone: by Jim Hicks, Lady's Island Planning Commission Representative**

Recently a great deal of discussion has evolved around establishing a "Hassle Free" permitting zone as a method to entice industry to Beaufort County. Truthfully, other than the commercial on television with the "easy" button that you can hit when faced with a difficult situation, permitting is now and will always, to some degree, have hassle involved. If we could develop an area that allows permitting without any hassle, then we should do it for the entire county and each of the municipalities.

We, on Lady's Island, are in our 3rd year of searching for ways to make permitting easier, simpler and faster. We welcome any ideas - except the use of an "easy" button. The idea of a "reduced hassle" zone started in 2003 with the Lady's Island Community Preservation (CP) Committee. The committee wanted to attract developers willing to invest in the residential areas surrounding the Village Center, particularly those areas that had deteriorated over the years. To accomplish this, the concept was to establish an area which would allow simpler and faster permitting while still complying with mandatory regulations. To determine the specific details of establishing such a zone required a cooperative effort on the part of the C. P. Committee, the Beaufort County Planning Department, local developers, a land use lawyer and property owners.

From many meetings with many groups and individuals came the idea of "designer" zoning. The concept for such zoning was (1) determine what type of development is desired which in our case was reasonably priced housing, (2) sit down with the appropriate types of developers, listen to them and design zoning standards that are positive for both the community and the developer and (3) allow developer "input" into the actual drafting of the ordinance. In 2004, after 1 year of work, the concept of "designer" zoning became a reality when a portion of the residential property surrounding the Village Center was officially designated a Redevelopment District.

The good news is the Redevelopment District now offers specifically "designed" standards which should result in a potential developer hearing the word "yes" much more often than "no" and thus less hassle. The bad news is the challenge in acquiring sufficient property for a project. Although some undeveloped property does exist in the area, the majority of the property has either mobile or older frame homes on it. Thus, to obtain sufficient property for a major project involves purchase of property from multiple owners. Even with, in some cases, the necessity to assemble property the benefits of development in the Redevelopment District far out weight any negative aspects.

For example, one of the significant benefits of the district is the absence of a density limit. We, on the Community Preservation Committee, are frequently requested to consider increasing the density on a specific piece of property to allow "affordable housing". The truth is we will be lucky if our roads can support the residential development already allowed on the island. The area around the Village Center is another story. If we are going to allow high density development it should be near the Village Center within walking distance of schools, shopping, doctors' offices, restaurants, pharmacies, banks and grocery stores. In 2003 a "walking community" was thought to be a good idea. As gas reaches \$3.00 a gallon it now seems like a really great idea.

Mr. Billy O'Neal of O'Neal Development was one of the developers that worked with the committee on the details of the Redevelopment District. He is presently guiding the first major project through permitting under these special regulations. His project (Tradewinds Plantation) with 82 homes has a projected gross density of 8 units to an acre. This is exactly the type of project the Community Preservation Committee envisioned in the district. As Mr. O'Neal's project winds its way through permitting we continue to seek recommendations as to how we can make the system more "developer" friendly.

Admittedly, the Redevelopment District is a work in progress but rest assured that we, with the full support of the Beaufort County Planning Department and County Council, are giving it our best effort. Have we, with "designer" zoning succeeded in really developing a "hassle free" zone with sufficient incentives to promote the construction of reasonably priced homes near the Village Center? Only time will tell.

*Editor's Note: For specific details regarding the Redevelopment District please contact Ms. Delores Frasier, Deputy Director of the Beaufort County Planning Department (470-2725).*

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#### **New Transportation Committee Representative:**

A portion of the funds allocated for road construction in Beaufort County is designated for paving of dirt roads. The Beaufort County Engineering Department prepares a list of the existing dirt roads and then ranks the roads according to a "needs" formula. The roads with the most serious "needs" are then recommended to be paved. The Beaufort County Transportation Committee is tasked with reviewing these recommended projects and either concurring or modifying the list plus approving the allocation of funds.

Members of the Transportation Committee are appointed by the Beaufort County State Legislative Delegation. LIBPA member Carroll Crowther has served as the Lady's Island representative since 2002 and is moving to another state level committee, Coastal Zone Management Appellate Panel of Ocean and Coastal Resource Management (OCRM). Representative Catherine Ceips has agreed to sponsor Lady's Island resident and LIBPA member Rick Butler to replace Carroll as Lady's Island representative on the committee. Rick is retired from the U. S. Navy and he and his wife Carol

are active in a wide variety of community organizations. We, in LIBPA, extend a special thank you to Carroll for his service to our community while serving as our representative to the Transportation Committee and congratulate him on his new assignment. To Rick, we offer our sincere appreciation for agreeing to give of his time and talent to represent our island on the committee..

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#### **Lady's Island Business Opportunity:**

Mail and Parcel Express owner and operator Suzanne Canales has recently decided it is time for a change of life style. As part to this decision, she has announced that she is placing her business of 11 years on the market. She does intend to stay in the area for the near future and would be available to assist in the transition of new ownership. If you are interested in becoming the owner of a well established and successful small business, call Suzanne (522-0444) for details. Located in the business complex next to Grayco Hardware on Sea Island Parkway the Mail and Parcel Express enjoys an ideal location.

Suzanne opened the doors of her business in 1994 after determining there was a market for the type of services available from Mail and Parcel Express. Offering a wide range of products from special boxes and packaging materials to UPS and Federal Express shipping she has provided a unique and needed service to Lady's Island. For example, in 2003 when the Postal Service decided to cease providing mail boxes on Lady's Island, Suzanne expanded her business to offer rental mail boxes thus insuring a very necessary service was still available on the island. She has spent over a decade tailoring her business to meet the special mailing needs of Lady's Island and the surrounding communities. If a business of this type is something that might interest you, Suzanne invites you to stop by and see it first hand.

We in LIBPA extend our best wishes for success to Suzanne in her search to find the "just right" person to adopt her business.

### **Olden Treasures:**

Tucked between the Upper Crust and Ollie's Restaurants at 79 Sea Island Parkway is a charming business named "Lost & Found". This antiques and collectables establishment owned and operated by LIBPA member Cindy Thomas is a pleasure to visit. Most, but not all the items, in Lost and Found are true antiques.....which must be a minimum of 100 years old. There are many "vintage" items which are a minimum of 25 years old and there also are collectables which can be of any age.

Cindy arrived in the Beaufort area some twenty years ago. However, it wasn't until about a year ago that she set up shop to fulfill her number one passion----antiques. Cindy is assisted in the business by her husband of 31 years John, who is an accomplished carpenter specializing in the repair and refurbishing of furniture. In the near future, John will also begin offering custom furniture for clients.

Very knowledgeable and personable in regard to antiques, Cindy divides her professional life into three phases; first the enjoyment of searching for just the "right" piece for her customers, then the challenge of properly displaying it and finally the pleasure in helping her customers and potential customers find their "right" piece. As to price, her philosophy is "... keep antiques reasonably priced and affordable for most people". She believes there is a lot of joy in owning antiques and she wants everyone to realize that experience.

Stop in and chat with Cindy and browse about her shop. The Lost and Found has a wide assortment of furniture, glassware, pottery, ironwork, jewelry and art. If you don't find what you might be looking for---even serendipitously--- she will try and locate it for you through her extensive sources of antique suppliers. Also, when you visit if you have an item which you have been holding onto wondering what it is worth, bring it along (size permitting) and ask Cindy to give you her erudite opinion of its value. You may have a treasure. One thing is for certain, after visiting with Cindy and viewing her shop you will come away realizing you had a very enjoyable experience.

*Editor's Note: This article is part of LIBPA's efforts to highlight some of our member's businesses which are so "quiet" the community may not be aware of who they are and what they do on Lady's Island. If you have a small business that falls in the "quiet" category or are new to Lady's Island please consider allowing LIBA to help introduce you and your business to the community. Bill Cody (838-9450) serves as the LIBPA point of contact for this endeavor.*

### **The Ever Changing Face of the Village Center:**

It would appear that the Lady's Island Village Center and surrounding area is preparing to enter into another phase of expansion. Following are the projects that have either been approved for construction or are in the design phase and anticipated to become a reality in the next 12 to 18 months.

Whitehall Plantation – This 19 acre parcel of land on which the Bateaux Restaurant is presently located is in the process of winding its way through annexation into the City of Beaufort, change of ownership and development. At the September LIBPA meeting Mr. Tim Keane of Keane & Company, the new owner, presented an overview of the project which includes a park at the present location of the existing restaurant, residential units in the rear of the property near the residence on Meridian Road and commercial units, along with the possibility of a hotel, in the front portion of the property near Highway 21.

Low Country National Bank Expansion - The present bank located at the corner of Meridian Road and Sea Island Parkway has been approved for a major (11,000 square feet) expansion of its present facilities.

Boat Sales Authorized – County Council has authorized a change to the present zoning along Highway 21 to allow boat sales and repairs on both sides of the road between Meridian Road and the road to the High School.

Lady's Island Commons – Located adjacent to the Lady's Island Cinema three 2 story commercial buildings are presently under construction and nearing completion. The complex is designed for a total of 9 buildings.

South Carolina Bank and Trust Relocation – The former home of Island Outfitters is scheduled to be transformed into a new home for the Lady's Island branch of the South Carolina Bank and Trust which is presently located directly across the street.

Tradewinds Plantation - Located on 13 acres adjacent to Dow Road (across the road from Cougar Drive on Highway 21) the Trade Wind Plantation is approved as an 82 unit, single family residential development. This is the first project to utilize the simplified permitting process available in the Redevelopment District.

Oakwood Shopping Center Expansion – Located on Sams Point Road adjacent to the Little Cricket convenience store

the Oakwood Shopping Center has received approval to add an additional 7 commercial spaces. It is anticipated the expansion will be completed during the first part of 2006.

Crystal Lake – A recommendation has been submitted by the Parks and Leisure Services to utilize money (\$446,000) presently designated for an active park to design and develop Crystal Lake into a passive park.

Lady's Island Drive/Sea Island Parkway Bypass – Presently in the first phase of design (surveying and study of possible routes) the bypass is approximately 2 years from becoming a reality. [Map and Meeting info](#)

These are the projects that are in the active construction, permitting or planning stage in or near the Village Center. There are a good number of other projects in the conceptual stages. In the Business Office District on Lady's Island Drive St. Peter's Catholic Church is continuing to expand its facilities and the business office park to the rear of BB&T is in the first phase of construction of 11 business offices. In the Expanded Home Business District along Sams Point Road a growing number of the older residential homes are being converted into commercial office or retail space.

In the last 5 years Lady's Island has doubled its number of businesses (220 to 441), seen construction of 1,100 new homes, sold 1,588 family homes and welcomed 4,128 new residents as neighbors. These numbers speak for themselves. Lady's Island is a very popular place to live, work and raise a family. To keep it that way is part of the reason LIBPA exist.

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### **Welcome To Carol Waters Interiors:**

Carol Waters has recently relocated her interior decoration and design business from Bay Street to one (# 12) of the new commercial buildings in Celadon. Each of these buildings are two story. Carol has chosen to use the top level for discussions with clients combined with samples of material and colors to make decisions easier. Her team of specialist are capable of providing assistance in every aspect of decorating a home, be it brand new and still under construction, recently purchased or just time for a change to the present home. Once the basic decisions are reached a visit to the first floor is in order. The first floor offers a variety of household specialty items ranging from couches for which you may chose the proper covering, order and receive at a later date to that special lamp you've been looking for. Whether you are considering a major project or just desire a single item the first floor showroom is worth a visit.

She extends an invitation to visit her new location in Celadon which is located on Sams Point Road. If you desire a private appointment to discuss decoration of your home or office or just information regarding the new location call (843) 524-2329.

Carol arrives on the island with an established reputation for excellence in home decoration. We, in LIBPA, wish her luck and success in her new location.

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### **Lady's Island Roads To Be Paved:**

Over the last few years, as part of a long range program, a good number of dirt roads have been paved on Lady's Island. That specific program will be completed at the end of 2005. Planning for a \$3.9 million, 4 year (2006-2009) Beaufort County Paving Program has recently been completed with Lady's Island (District 7) receiving a very generous and fair share (23%) of the available paving funds.

The actual paving is awarded by contracts which assemble unpaved roads in the same vicinity under a single contract. The 2 general areas on Lady's Island which are scheduled to have roads paved over the next 4 years are Quail Run and Academy Estates and are as follows:

Contract 31 Contract 33  
(Quail Run) (Academy Estates)  
Honeysuckle Lane Woods Lane  
Fiddler Road Varsity Street  
Chickadee Lane Alumni Road  
Flycatcher Lane Faculty Drive  
Wood Duck Lane

*Editor's Note: A special thanks to Ms. Maggie Hickman, Administrator for the Beaufort County Engineering Division who is always willing to listen to our questions, do the necessary research and provide LIBPA with information such as set forth in this article.*

### **The Last Median:**

We in LIBPA are nearing the end of the story of the Sams Point Road medians. With the initial announcement of the project to widen Sams Point Road came request to insure that the new road include "planted" medians. The Department of Transportation, as a matter of policy and based on past experience, does not care for planted medians. They can be a safety hazard, always require additional maintenance and if irrigated can cause problems with water on the road not to mention additional expense. In spite of all of their objections, they finally agreed to LIBPA's request for planted medians to be included in the Sams Point road design. LIBPA member Robert Deloach of Beaufort Engineering Services (BES) worked with the firm designing the new road to locate the medians.

Before the medians could be constructed Beaufort County decided to develop a policy in regard to medians. The new policy prohibited any medians located in the unincorporated portion of the county from being irrigated. In addition, if the median was to become the responsibility of an organization other than the Department of Transportation then it must include a registered Landscape Architect.

After the project to widen Sams Point Road was completed LIBPA, with the help of Brad Hill a landscape architect of Beaufort Planning Group, accepted responsibility for the medians on Sams Point Road. Brad coordinated with the County and the Department of Transportation to determine an acceptable landscape design for the medians. In addition, Brad accepted the responsibility for landscaping the first median. Bob Stoothoff, Vice President of LIBPA accepted the job of marketing the remaining 4 medians. Responsibility for landscaping 3 additional medians was quickly accepted by Everett Ballenger of Ballenger Realty, Doctors Tristen and Angela Greenwalt of Lady's Island Dental and Wade Martin of Martin's Landscaping. LIBPA in cooperation with Frank Bailey of Spectrum Graphics accepted responsibility for the sponsor signs on each median.

Wade Martin has indicated his intention to landscape his median (the one just before you reach Brickyard Point Road) in November. When Wade completes landscaping his median the only remaining unsponsored median is the small one in front of Beaufort Academy and the Bluff Farm community. With the sponsorship and planting of that median, a 4 year LIBPA project can be called successful.

**If you or your business desires to sponsor the landscaping of the last median please contact Bob Stoothoff (522-3969).**

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### **A New Name For Developers:**

In 1999, immediately after the Comprehensive Plan and Zoning and Development Standards Ordinance became law, the recently formed Community Preservation Planning Committee invited each of the major developers and potential developers of Lady's Island to meet with them. The purpose of the meetings was to determine how the CP Committee could draft zoning regulations for Lady's Island that would allow growth, promote high quality development and still protect the special qualities of the island. During this process it became obvious that on Lady's Island another name for developer is neighbor and friend. Unlike in southern Beaufort County, where the majority of the development is being done by large corporations with headquarters in other states; development on Lady's Island is accomplished by individuals who are our neighbors and friends. Many of them called Beaufort home long before the development started and will be here after it is completed. Their personal and professional reputation in the community is directly linked to the quality of their development.

Some of the developers of the "newer" communities on Lady's Island include:

- Coosaw Point – Robert Gallant Jr. and his family have a very specific vision for development of the Coosaw Point Community. You only have to drive through the community to see the care bring taken to preserve the natural beauty of the area.
- New Point – Vince Graham and his family brought the concept of "New Urbanism" to Lady's Island with the development of New Point. Following the successful development of New Point, Vince moved to his next challenge which is presently in Mt. Pleasant. Although Vince, by coming from outside Beaufort County and leaving after the development, is an exception to the local type of developer it must be admitted he brought new ideas and concepts to our community.
- Celadon – Dennis Green, like Vince, came to Beaufort (Dataw actually) with a concept similar to the "New Urbanism" of New Point but different in that he saw a community of different style homes. The concept for Celadon was provided by some of the top design professionals in the nation and upon completion will be an attraction for students of urban design for years to come.
- Magnolia Court – Tim Rentz and his firm, Costal Contractors, has 2 developments on the island – Magnolia Court and Rose Walk. Tim adds real meaning to the term "affordable" housing in that he has demonstrated a consistent ability to build and offer quality homes in a price range within the financial reach of most young families. Coastal Contractors has

50 years of experience in development in Beaufort County.

- **Telfair** – Bobby Tillman, owner of Contemporary Builders, tells a story in which his father requires him to count, by brand, the number of the cars passing their home. From this, the lesson his father taught him was that a lot more people can afford the less expensive Fords or Chevrolets than Cadillac's. When Bobby decided to develop Telfair into one of the larger residential communities on Lady's Island he applied his father's lesson well in that he designed a community, located close to an elementary school, with quality homes in a price range attainable by those with young families and retirees. Bobby is presently developing the office park behind BB&T on Lady's Island Drive.
- **Distant Island and Cane Island** – Located on adjoining islands are George Trask's Distant Island community and Fred Trask with Cane Island. The Trask family has played a key role in the proper development of Beaufort County to include Lady's Island and will continue to do so in the future.

Upcoming developments planned by those who call Beaufort home include Fred Trask's 100 acre Greenheath development located next to Coosa Elementary School and Billy O'Neal's 82 unit Tradewinds Plantation project in the Village Center. Lady's Island resident Bennett McNeal has not announced a start date for his Village project on Sams Point Road. Just as in the past, a great deal of the future development on Lady's Island will continue to be accomplished by our neighbors.

The Comprehensive Plan was designed to guide growth in Beaufort County in a positive manner. Even with the plan, as can be observed in other parts of the county, development can overwhelm the existing infrastructure, damage the environment and have a negative effect on "quality of life". We, who are privileged to live on Lady's Island, are very aware that the very best type of quality control in regard to development is when the developer calls Beaufort "home" and us "neighbors". To those who have developed the communities of Lady's Island in the past and have plans for the future – thanks for caring for the island and showing that concern in your work.

*Editor's Note: Regretfully, the names of all of the individuals who have made significant contributions to our community in regard to development could not be included in this article. In spite of the omission, please know we appreciate your contribution.*

### **Third Quarter Real Estate Check:** by Jerry Marlow, BIC, Coldwell Banker/Keyerling Real Estate

Following is the Beaufort County data for the real estate market north of the Broad River for the first 3 quarters of this year as compared to the first 3 quarters of 2004.

AREA	VOLUME (Millions)		UNITS		AVERAGE PRICE	
	2004	2005	2004	2005	2004	2005
Beaufort	\$16.0	18.2	57	80	\$281,365	\$227,175 (-19%)
Mossy Oaks	\$11.9	16.9	68	82	\$174,281	\$206,349 (+18%)
Port Royal	\$13.5	16.7	89	111	\$145,419	\$150,606 (+3%)
Burton	\$32.8	50.6	177	231	\$168,312	\$218,923 (+30%)
Lady's Island	\$58.0	97.3	246	351	\$222,065	\$277,086 (+24%)
St. Helena	\$8.8	15.2	32	61	\$215,582	\$249,771 (+16%)
NWB*	\$0.9	2.7	9	13	\$161,478	\$208,669 (+29%)
<b>Total 678 929</b>	<b>\$141.8</b>	<b>217.6</b>	<b>678</b>	<b>929</b>	<b>\$199,960</b>	<b>\$234,219 (+17%)</b>
<b>NWB – North of the Whale Branch</b>						

Of the total number of homes sold during the first 9 months of 2005, 38% were located on Lady's Island. Lady's Island and Burton combined to constitute 62% of all sales during this period. Lady's Island enjoyed a 43% increase in the number of units sold and a 68% increase in volume.

The median price for a home sold north of the Broad River during this period was \$187,500 compared to \$166,000 in 2004 or an increase of 11.5% while the average price saw an increase of 17%. The median price of a home sold on Lady's Island for this period was \$215,000 as compared to the previous year when the median price was \$193,000 or an increase of 8.4% while the average price increased by 24%. Total volume north of the Broad River increased by 54% and the number of units by 37%. All of this data points to a strong, healthy real estate market.

It should be noted that the data indicated in this article includes all residential properties (single family homes, condominiums, town homes, manufactured and mobile home)..

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### **Zoning Changes On Lady's Island:**

Two changes have been recently proposed to the zoning for Lady's Island. The status of these changes is as follows.

Rural Business District – This proposed change of zoning would authorize limited commercial uses of the property along a specifically defined portion of one side of Highway 21 in the Eustis Community. The property is located in the general vicinity of Lady's Island Feed and Seed and Sea Island Tile. This proposed change has been the subject of 4 public meetings and after being reviewed by the Planning Commission and County Council Land Management Committee was recommended for approval. It presently is being considered by County Council and should receive final approval or disapproval in November.

Sale of Boats – A change in the Village Center zoning to allow the sale of boats in the area immediately adjacent to Lady's Island Marina received final approval by County Council on October 24, 2005. This zoning change was requested by a Lady's Island property owner, evaluated, recommended and sponsored by the Community Preservation Committee. It was supported by the Beaufort County Planning Department and Planning Commission. This does not mean that a boat sales type of business will be established in this area, only that such is now authorized.

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### **No Additional Elementary School For Lady's Island:**

Based on the long range (10 year) facilities plan recently presented by School Superintendent Ms. Edna Crews to the Beaufort County School Board the solution to the overcrowding of elementary schools on Lady's Island will not be construction of another elementary school. What the recommended solution will be, other than adding additional mobile classrooms, was not included in the initial presentation.

The recently completed \$480,000 Dejong study contained 2 opposing recommendations in regard to an additional elementary school in the area north of the Broad River. The first version, which was based on the collection of a great deal of data (birth rate, population growth, number of children per household, building permits, location of projected developments), predicted a new elementary school would be needed by 2009 and another one prior to 2014. The second version, which was requested by the school board, utilized a much simpler system which basically determined the past (5 year) student growth rate by area and projected that it would continue growing at the same rate for the next decade. Using that system there was not a projected need for another elementary school in the next decade. That doesn't mean that a fast growing area such as Lady's Island would not have overcrowding but that somewhere in the elementary schools north of the Broad River there would be an empty seat for every student.

Just because we, on Lady's Island, don't particularly care for the answer in regard to a new elementary school does not mean it is the wrong answer. There are many possible solutions. We, as an organization, will continue to support Superintendent Crews' efforts to provide the highest quality education possible to the children of Lady's Island and look forward to seeing a recommended plan for solving the overcrowding of our elementary schools.

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### **The Lowcountry Landscape, Arbor Day In SC:** By Michael Murphy, President, Preservation Tree Care

"Each generation takes the earth as trustees. We ought to bequeath to posterity as many forests and orchards as we have exhausted and consumed." J. Sterling Morton, Founder of Arbor Day.

2005 will be the 133rd celebration of Arbor Day, a holiday dedicated to honoring the role that trees play in our lives and promoting tree planting and care. J. Sterling Morton, a newspaper editor, in Nebraska City, NE, created it. Morton convinced the Nebraska State Board of Agriculture in 1872 to accept a resolution "to set aside one day to plant trees, both forest and fruit." The Board declared April 10 as Arbor Day. More than one million trees were planted in Nebraska on that first Arbor Day. By 1920, more than 45 states passed legislation to observe Arbor Day and today it is celebrated in all 50 states. In 1988 President Ronald Reagan established the last Friday in April as National Arbor Day. South Carolina is one of the few states to celebrate Arbor Day differently than the rest of the country. Due to our mild winters and year round planting capabilities, South Carolina has established the first Friday in December as Arbor Day.

Over the years Arbor Day has evolved into the most recognized day that schools and community groups set aside for tree planting. On December 2nd, all over the state, ceremonies will take place honoring trees and noting the important place that they have in our lives. Beaufort and the surrounding Lowcountry is an area of unequalled natural beauty with the trees of the Lowcountry playing an extra special part of the picture. We should be a model area for Arbor Day promotion across the state.

Arbor Day is not only for schools and community groups to celebrate, it is for everyone. One of the events planned by the City of Beaufort is for a tree to be planted in Pleasant Point Park honoring the life of Matt Williams, one of Beaufort's finest humanitarians who passed away this year. We all have known someone in our lives who has held a special place in our hearts or who may have inspired us in some way, who is now no longer with us. Why not honor their lives and let their spirit live on by planting a tree in their honor. The ceremony or the tree doesn't need to be big; the words can be brief or unspoken. Just plant a tree, dedicate it, water it and let it inspire you for years to come. Arbor Day is for everyone.

"He who plants trees loves others beside himself." Thomas Fuller

Resources: Following are web sites that provide additional information regarding Arbor Day. [www.treelink.org](http://www.treelink.org), [www.arborday.org](http://www.arborday.org), [www.gfagrow.com](http://www.gfagrow.com), [www.isaarbor.com](http://www.isaarbor.com), [www.scurbanforestry.org](http://www.scurbanforestry.org)

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**ANNUAL OYSTER ROAST:**  
(Don't forget your knife)  
**TUESDAY, DECEMBER 13TH - 6PM**

At the Sheriff's Camp

Bring your favorite covered dish

LIBPA provides oysters, hot dogs and chili, beer, wine & soda

Please come and join the fun!