



September 2005 Newsletter

Results of LIBPA August Survey:

During the month of August LIBPA offered the Lady's Island community an opportunity to express its opinion regarding the question, "If there is not a new elementary school scheduled for Lady's Island should the School District realign the elementary school attendance zones for school year 2006/7?"

Survey Results: As of the end of August a total of 150 individuals had participated in the survey. The results were that if a new elementary school is not scheduled for Lady's Island 45 % of those that took the survey supported realignment of the elementary attendance zones as a method to reduce overcrowding while 48 % opposed the concept. The remaining 7% were either undecided or had no opinion. Is there a clear statement from the survey? Yes and No. Yes, that Coosa and Lady's Island Elementary are exceptionally good schools and as a result have attracted more children than the school buildings can support. The parents of the present school population want their children to remain at the school in which they are enrolled. No, that as parents they do not want over crowded classrooms since they believe it diminishes the quality of education. Following are excerpts of some of the comments provided by individuals who took the survey.

Brad Samuel – "Elementary Schools should be community schools. Bussing did not work in the 60's and it won't work now".

Cassi Kilpatrick – "If re-zoning keeps schools at reasonable limits it makes sense, I guess. I just feel that it is a band aid toward the real issue. We need more quality educational options for our tax payers."

Faye Patrick Alston – I believe the realignment will have a negative impact on children who wish to utilize the art infusion (at LIES)."

A special thanks to each of you who took the time to vote and let us know your thoughts on the subject. Not only does our Board of Directors have a better understanding of the community's feelings in regard to changing elementary school attendance zones but so does your School Board Representative and School District Superintendent.

Since we start our membership drive this month, it would appear only appropriate that we ask the community "How are we doing?" Accordingly, for September the LIBPA Survey Question is: **Is LIBPA, as the voice of Lady's Island, correctly expressing your concerns and opinions regarding matters affecting the Lady's Island community?** To participate in the survey please visit the LIBPA web site at (www.libpa.org).

Membership In LIBPA, What's In It For Me?: by Jane Hincer, Membership

While attempting to convince fellow business men and women of the merits of being a member of the Lady's Island Business and Professional Association I sometimes hear the question, "What's in it for me?" With the privilege of serving as Chairperson of the Membership Committee and also as a member of the LIBPA sponsored Community Preservation Committee has come an insight into the role LIBPA plays in the Lady's Island community. The more I learn about our role in the community, the more I become convinced the best answer to the question of what does the individual member receive for his support of LIBPA is simply - **a better community**. One in which the business community and residents have a voice in decisions effecting their community.

Families choose Lady's Island as a place to live, work and raise families because of the quality of life it offers. LIBPA is involved in every aspect of ensuring that growth occurs in such a way that in the future our children can enjoy a similar quality of life on the island. On an island that is the fastest growing area in northern Beaufort County this is no small task. I offer that smart, controlled growth is good for the residents and good for business.

So without going into the many past accomplishments of LIBPA and they are impressive or the many worthwhile projects in which the association is presently involved, I offer the best answer as to what does the individual get for his

LIBPA membership is – A BETTER COMMUNITY. Your membership dues and support are a contribution toward keeping Lady's Island the special place we enjoy today.

As we start our 2005 membership campaign please share your views regarding the benefits of LIBPA membership with your neighbors and business acquaintances. Take the time to invite them to our monthly meeting, give them a newsletter or refer them to our web site (www.libpa.org).

Finally, I want to take this opportunity to thank Sheri Little who has graciously agreed to contribute her leadership and experience by serving as Chairperson for the 2005 LIBPA membership campaign. Sheri is a past member of the LIBPA Board of Directors and has extensive experience in public relations and membership recruitment.

Island Notes:

With regret LIBPA members Robert and Mona Hillis announce the closing of their business, Flowers by Mona in the Oakwood Plaza. This is a result of illness in the family. Robert and Mona wish to express their appreciation to each and every customer who supported their business.

If you don't like the sign, just say so! The very attractive sign in front of Spectrum Graphics on Sams Point Road is missing as the result of a driver losing control of his vehicle, the car going air born and plowing into Frank and Jennifer Bailey's sign. Recently a driver ran up on a Sams Point Road median and destroyed the sign that indicated Everett Ballanger of Ballanger Realty was the sponsor of the median. It was replaced; at which time another driver demolished the sign at the other end of the median. Please drive defensively.

Rumor of the Day. The anchor business that will replace Winn Dixie in the shopping center will not be another grocery store. Thanks for this information to Mr. Ken Burnett of CBL (owners of the shopping center). Mr. Burnett indicated that they were in final contract negotiations with the new tenant and that the residents of Lady's Island would be very pleased with them. How does that affect your curiosity?

Zoning Changes Under Consideration:

The following 2 zoning changes, which could impact Lady's Island, are presently under consideration by the County Planning Commission and at a later date the County Council.

Boat Sales in the Village Center. The Lady's Island Community Preservation Committee is sponsoring a zoning change which would allow the sale of boats and associated types of equipment in the vicinity of the Lady's Island Marina. The boundaries for this area would be Meridian Road and the road to Beaufort High School.

Rural Business District. Upon passage of the Comprehensive Plan some rural areas north of the Broad River contained commercial enterprises which were allowed to continue in business but limited in the authorized amount of expansion. Over the years, usually for reasons of economic viability not connected with zoning, some of these businesses ceased to exist. Businesses, in other areas, not only continued to exist but thrived and provided needed services to the surrounding rural community. The concept of establishing a specific type of zoning (Rural Business District) for these areas is presently being evaluated by the County Planning Commission. The areas presently being considered for Rural Business District zoning are (1) an area along Highway 21 in Lobeco, (2) the Garden's Corner intersection and (3) property along the Sea Island Parkway in the Eustis area. As in all cases of zoning, the devil is in the details. For example, what businesses should be allowed and where are proper limits of each district? Public meetings with the Lady's Island property owners on this subject were held in August. An additional public hearing will be held on this subject at 5:30 at the Lady's Island Airport conference room on September 21, 2005. The meeting will be open to the public.

A Look At The Lady's Island TIF:

In 1999 when the present zoning was being drafted by the LIBPA sponsored Community Preservation Planning Committee it became obvious that special funding was necessary to support the transition of the Village Center from an unincorporated commercial strip with minimal zoning to a community residential and commercial center with very strict zoning. After investigating the various possible ways to provide this special funding, a decision was made to seek the establishment of a Tax Increment Financing (TIF) District. The concept is simple; the implementation is not. The concept is that taxes for all of the commercial buildings in the TIF District are frozen at the level they are at the time the district is established. That amount continues to go to the county. All future tax increases and taxes on new commercial buildings go into the TIF fund which will support the execution and repayment of a bond. Money from that bond will be utilized to make the area more attractive for additional commercial development.

The Lady's Island TIF was a good example of the saying, "If it sounds too good to be true - it is". First, there was a lawsuit between the City of Beaufort and the County as to who would have how much say on how the TIF money was spent. This was due to the fact that both annexed and unincorporated property was included in the TIF. It was finally settled out of court. If the School District participated in the TIF the amount of available money would be doubled. The School District declined to be part of the TIF unless it could be guaranteed that it would not lost one cent from participation in the TIF. The result was the TIF finally became a reality in 2001 without participation by the School District.

However, with the new zoning came amazing increases in both real and perceived value of property in the Village. Simply stated, the price of undeveloped property rose in the Village Center to a point that development by anyone, other than a major corporation or the owner of property prior to the price jump, could not afford to invest in the Village Center. As a result of this slowdown in development, the amount of tax income into the TIF was minimal and execution of a bond was delayed.

Following is a brief summary of the projects established at the time of the TIF approval (2001).

Phase I – (1) Purchase Crystal Lake for use as a passive park (2) Storm Water Management Project and (3) Bury utilities along Highway 21.

Phase II - (1) Streetscape to include lighting, crosswalks, street furniture and additional sidewalks. (2) Enhance entrance to Lady's Island with landscaping and signage. (3) Design Crystal Lake Park

Phase III - (1) Waterfront (marina) development (2) Develop Crystal Lake Park (3) Cantilever walkway along Woods Memorial Bridge (4) Special bike and walking paths (4) Additional hangars at Lady's Island Airport

As can be seen, with the passage of time a good number the initial projects (entrance signs, cantilever walkway, airport hangars, purchase of Crystal Lake) have been completed with funding from other sources. Some projects, such as burying the utilities, while desirable, have been determined to be too expensive. Others, such as a public walkway along the marina waterfront are no longer practical due to development. While the remaining projects may be desirable they should be reviewed in comparison with potential new projects. For example, since the present list of projects was determined, a Redevelopment District for the residential area surrounding the Village Center has been established. Projects in support of the redevelopment of certain areas may merit support of TIF funding. In addition, new projects have been proposed from a variety of sources.

Over the next 24 months new development in the Village Center is anticipated. When sufficient development has occurred to reasonably guarantee economic viability of a bond, a serious review of TIF projects should be conducted in regard to need and cost. Logically, with the new development will come new "stake holders" and they should and will be invited to contribute to the review of the Lady's Island TIF projects. LIBPA, through the Community Preservation Committee, sponsored and coordinated the identification and prioritization of the initial TIF project list and will sponsor the proposed review in the future.

Change Of Board Members:

For the last 2 years Jane Hinchler of Mitchell Brothers Construction Company has graciously served as a member of the LIBPA Board of Directors in the capacity of membership chair person. Under her leadership the membership has increased in both business and residential membership. However, recently the requirements of her business have increased to the point that continued participation on the board posed a challenge. At the same time Sheri Little, who is a past member of the LIBPA Board of Directors and has extensive experience in public relations agreed to return to the Board.

As an organization and a community we are privileged to have members such as Jane and Sheri who are willing to provide of their time and talent to make Lady's Island a better place to live, work and raise our families. To Jane, we offer our sincere appreciation for her contribution to LIBPA while serving as a member of the Board of Directors. Jane has agreed to continue to serve as a member of the Community Preservation Committee. To Sheri, who is assuming the role of membership chair just as we start our 2005 membership drive - a very special "thank you" and we look forward to working with you.

Meet The Developer Of Whitehall Plantation :

Mr. Tim Keane, who will guide the design and development of the 19 acre White Hall Plantation project, comes to Lady's Island with impressive professional credentials. Prior to entering the private sector and establishing his own business, Keane and Company in 2004, he served as the Planning Director for Davidson, North Carolina and Planning Director of the City of Charleston. In 2001 he was selected as a Knight Fellow by the University of Miami School of Architecture for his demonstrated expertise in city planning, urban design and architecture.

He has been recognized as being in the forefront of a new generation of community planners steeped in New Urbanist theory and practice. New Urbanism is the revival of the lost art of place making, and promotes the creation and restoration of compact, walkable, mixed-use cities, towns and neighborhoods. It is said to be concerned with "giving more people more choices about where and how they want to live." Local examples of the use of this concept include New Point, Habersham and Celedon.

Mr. Keane, who will be LIBPA's guest at our September meeting, resides in Mt. Pleasant with his wife and 4 children.

Effort To Purchase Land For Lady's Island Park Fails:

In recent months negotiations have been underway to purchase 24 acres for an active park for the Lady's Island Community. A total of \$446,000 was available to purchase the land and simply stated, in today's ever increasing cost of land on Lady's Island, it was not enough. Therefore, we are back to the drawing board in the 20 year search for sufficient property to develop an active park for the Lady's Island Community.

Mr. John Miller, Director of Northern Beaufort County Parks and Leisure Services, has recommended that the \$446,000 be reallocated for the planning and development of Crystal Lake as a passive park. LIBPA strongly supports this concept. This is not to give up on an active park for Lady's Island. Rather, it is a desire to see Crystal Lake become a passive park as soon as practical. The final development of the park cannot be completed until Mr. Chris Butler relocates Butler Marine. When the property adjoining the lake was purchased from Mr. Butler in 2004, he was granted 3 years to relocate his business. Accordingly, final completion of the project could occur in 2007 or later. Regardless, now is the time to start developing a plan for the park and establishing a long range plan for its maintenance and operation. Especially, since the initial design work has just begun for the Highway 802/21 bypass directly across from the park.

Editor's Note: A special thanks to Tom Mobley, Lady's Island representative to the Beaufort County Parks and Recreation Commission for his contribution to efforts to make a Lady's Island Park a reality.

Design Of Bypass Started:

Mr. Dan Robertson of the engineering firm Kimley-Horn and Associates has been appointed as project manager for the design of a Sea Island Parkway/ Lady's Island Drive Bypass. This is a \$3.9 million project which will be funded by impact fees. The general route anticipated for the bypass is starting in the vicinity of the BB&T Bank on Lady's Island Drive and exiting on to Sea Island Parkway in the area opposite Cougar Drive (Lady's Island Middle School). The selection of the specific route will be based on a wide variety of factors and will include an opportunity for community input. Mr. Robertson indicates that initial surveying of the possible routes and conducting a variety of engineering studies will require until the November/December time frame. Once the firm has determined which routes are feasible they will, at that time, work with LIBPA to schedule community meetings to solicit public comment and opinions. The bypass is not a small or easy project and is estimated to require between 2 to 3 years before it becomes a reality. We, in LIBPA, sincerely appreciate the willingness of Mr. Robertson and the Beaufort County Engineering Department to include the Lady's Island community as a partner in this very important endeavor.

Cleaner Streets Thanks To DOT:

Thanks to Mr. Windell Mulligan, SCDOT Public Works Officer, the streets in the Village Center and Sams Point Road are cleaner and the grass growing in the gutters is gone. How this happened is the result of a very long story.

In July 2002 LIBPA hosted a meeting of Public Works Officers from Beaufort County, the City of Beaufort and the South Carolina Department of Transportation for the purpose of determining how to do a better job of cleaning the two bridges leading to Lady's Island, Lady's Island Parkway/Highway 21 and Sams Point Road. The results of the meeting indicated that the City of Beaufort owned and operated a commercial street sweeper and would accept responsibility for cleaning the Wood's Memorial Bridge and that "City" portion of the Sea Island Parkway. The Beaufort County position on the matter was then and is today that street cleaning is not an appropriate service for the county to provide. Mr. Wendell Mulligan, SCDOT Public Works Officer for this district admitted that his department should be able to assist in this matter but the funds simply were not available.

Over the next 3 years Mr. Mulligan submitted requests for funding to clean the highways outside the limits of municipalities that had gutters and sidewalks. Finally, in 2005 he received sufficient funding for a quarterly cleaning of the streets and bridges located outside municipal limits.

With the goal of improving the tourist's image of Beaufort, the Chamber of Commerce's Tourism Committee is considering ways to augment the present efforts of the Department of Transportation in this area. Is quarterly cleaning sufficient to maintain the streets at an appropriate level of cleanliness? Certainly it is not. Is it better than nothing? You bet. To Mr. Mulligan a special thank you for your support in this area. To Ms. Libby Barnes, President of the Chamber of Commerce thanks for joining with LIBPA in the search for ways to improve the image of our area.

Development Review Team Report:

The Beaufort County Development Review Team (DRT) took action on the following projects located on Lady's Island.

Middle Road Development. An application for conceptual approval of a construction project for 10 homes on 5 acres located on Middle Road directly across from Fiddler Drive was denied pending submission of additional information. Of specific concern to the DRT was the ecological impact of proposed development on a nearby rookery.

Factory Creek Project: In April 2005 the Beaufort County Board of Appeals (ZBOA) denied "special use" status, required to build residential units in the Village Center, to a project on Factory Creek, next to Lady's Landing, for construction of 4 homes and 1 office. The applicant has notified the DRT of his intention to reapply for approval of the project with a revised construction plan. This project had previously been approved by the Community Preservation Committee, the Development Review Team and the Corridor Review Board.

Greenheath, A New Development:

Mr. Fred Trask, owner of the Greenheath Planned Unit Development (PUD), located adjacent to Coosa Elementary School, recently indicated his intention to complete development of the basic infrastructure (roads, sidewalks, water and electricity) for the project within the next 12 to 18 months. Upon completion of the infrastructure phase, actual construction of residential units would begin. The development is approved for 216 single residential homes and 96 multifamily units. Assuming no significant change in the housing market, the last house would probably be completed in the 2012 to 2013 time frame.

Mr. Trask has indicated a desire to offer the homes in a price range (\$200,000 - \$300,000) which would be attractive to younger families and for which the close proximity of Coosa Elementary would be a real benefit. Children living in the community and attending Coosa Elementary would be able to walk to and from the school. It is estimated that upon completion, the development will result in an additional 156 children, of which 52 would attend Coosa Elementary School.

Growth And Southern Beaufort County: By Jim Hicks, Lady's Island Planning Commission Representative
Recently the first draft of a document entitled the "Southern Beaufort County Regional Plan" was published. The plan was funded by Beaufort County for, among other things, the purpose of, determining the type and cost of infrastructure required for past and future growth. The initial results of the study are impressive at best and frightening at worst. Following are the highlights of the study.

- Over the next 15 years the population of southern Beaufort County will double from today's 67,179 to 134,842 residents. Add into this the fact that Hardeeville is preparing to triple in size through annexation and Jasper County is a sleeping giant in regard to development and one can safely say it may get somewhat crowded in southern Beaufort County in the future.
- There are 98,647 acres of land in Beaufort County south of the Broad River. This includes Hilton Head, Daufuskie Island, Town of Bluffton and all of the unincorporated areas. The future use of 87,863 acres has already been decided; leaving only 1 acre in 10 uncommitted for future development. Almost all of the uncommitted land is located in the rural unincorporated portion of southern Beaufort County.
- In 1998 the town of Bluffton consisted of roughly 1 square mile of land and 500 residents. Over the next 6 years the Town annexed over 30,000 acres, approved the construction of 20,000 homes and increased in population to 3,359. Today it is over 50 square miles in area making it one of the largest municipalities in South Carolina. If Bluffton did not annex another piece of property, the last possible house is projected to be built in 2018 bringing their population to 36,035.
- To provide the infrastructure necessary to support the projected growth over a relatively short period of time (15 years) will cost more money than we have, are projected to have or know where we can get. Simply stated, we are \$366 million short of what we need for infrastructure in southern Beaufort County.

Following is a breakdown of the projected funding and infrastructure requirements in southern Beaufort County until it is built out in 2020.

Type Infrastructure	Cost	Projected Revenue	Funding Gap
Roads	\$253,924,000	\$68,885,529	(\$185,038,071)
Parks	\$66,674,686	\$18,458,312	(\$45,450,882)
Schools	\$135,090,000	\$0	(\$135,090,000)
Library	\$21,002,667	\$20,261,221	(\$740,446)
Public (Fire & EMS)	\$18,945,000	\$18,695,000	(\$250,000)
TOTAL	\$495,636,353	\$124,066,554	(\$366,569,799)

Even if everyone works together over the next 15 years the competition between the northern and southern parts of Beaufort County for infrastructure dollars is going to be very intense. Northern Beaufort County will need funding to provide for development that has yet to be approved and Southern Beaufort County desperately needs funding for development already approved. For the next decade due to the vast amount of development already approved in Southern Beaufort County, specifically Bluffton, their "crisis" for infrastructure funding will always appear more severe

than that of Northern Beaufort County. There are no easy answers and no free money.

As we start work, in the near future, on a northern Beaufort County Regional Plan, hopefully we can benefit from the lessons learned from our neighbors to the south. To approve development without realistic consideration of infrastructure requirements will cost every tax payer (north and south of the Broad River) for years to come.

Thanks Jennifer!

The election is over for the District 121 seat in the South Carolina House of Representatives and Reverend Kenneth F. Hodges was the winner. We, in LIBPA, congratulate Reverend Hodges on his impressive victory.

To LIBPA member Jennifer Bailey, who was also a candidate for the office, we offer a very special thanks for not only running an impressive race but one based strictly on the issues. Most of all we appreciate Jennifer, who is President of Spectrum Graphics, wife and mother of a small daughter, in the process of completing her education and active in the community, being willing to run for public office. The reason we have such a great community on Lady's Island is that we have individuals such as Jennifer willing to give of their time and talent to make our island, county and state a better place.

Where Did The Students Go?:

During the period 1994 to 2004 there were 4,841 new homes built in the area of Beaufort County north of the Broad River and a population increase of over 10,000 people. Yet, during the same period of time the number of children attending Beaufort County public schools in grades K-12 north of the Broad River increased only by 633. The elementary school population actually decreased by 93 students, the middle school saw an increase of 6 students and the high schools experienced the largest increase with an additional 511 students. Following is a comparison of the number of new housing permits issued in northern Beaufort County versus the number of students attending public schools.

Northern Beaufort County Public School (K-12) Enrollment vs Housing Permits				
YEAR	# Housing Permits	Elementary School Enrollment	Middle School Enrollment	High School Enrollment
1994	351	4,443	2,301	2,324
1995	249	4,391	2,368	2,407
1996	403	4,470	2,398	2,663
1997	418	4,544	2,453	2,721
1998	412	4,548	2,290	2,776
1999	456	4,573	2,241	2,707
2000	487	4,468	2,235	2,838
2001	673	4,441	2,136	2,882
2002	454	4,444	2,400	2,959
2003	457	4,442	2,325	2,881
2004	481	4,350	2,307	2,835
Present Facility Capacity		5,513	3,168	2,724

The above enrollment figures do not include Pre K students or special education students. Pre-K enrollment during the 10 year period in question went from 195 to 391 students and the number of special education students rose from 149 to 362 students. Combining all types of students the total student population of northern area public schools in 1994/5 school year was 9,412 compared to 10,454 students in 2004/5. This is a 10 year increase of 1042 students or an average of 104 new students each year. **The average year saw an increase of 20 Pre K students, 21 special education students, 51 new high school students and 12 new students in the K- 8 grades. This equates to 1 new public school student for every 4 new houses.**

As can be seen by all of the above data, even though our overall population is rapidly increasing there does not appear to be a proportionate increase in the number of students attending our public schools. The reasons for this trend of population growth without a corresponding increase of school age children are many, complex and varied. The analysis

of the implications of the trend, in regard to predicting future public school requirements, is best left to the professional planners of the School District and the County. However, for Lady's Island, as the fastest growing area in northern Beaufort County, the challenge of ensuring adequate public school facilities for our children deserves the support of all of our residents.

Editor's Note: The basic data contained in this article was derived from the Beaufort County School District Facility Master Plan by Dejong Inc. and the Beaufort County Comprehensive Plan Review of 20002.

Lady's Island Elementary School At capacity:

In 2000 when Lady's Island Elementary School was designated as an "arts infused" school of choice it had 257 students. For school year 2005/6 with a student capacity of 420 students, Principal Terry Bennett reports an opening enrollment of 424 students or slightly over capacity. Of the total enrollment 183 students or 43% of the total student population are from "out of zone" as a result of being a "School of Choice". These are students from another elementary school's attendance zone but are allowed to attend Lady's Island Elementary on a "space available" basis. What a success story! The credit for this amazing transformation goes directly to Principal Bennett and all of the teachers and staff of Lady's Island Elementary School. In graphic simplicity the following information tells the story of another great Lady's Island school..

Type of Incident	2000	2001	2002	2003	2004	2005
Pre K				32	32	31
Kindergarten				63	46	80
Grade 1				58	69	57
Grade 2				62	51	66
Grade 3				63	64	59
Grade 4				60	67	69
Grade 5				52	71	62
Total Students	257	289	363	390	401	424

Ethnicity: 221 White (52%), 174 Black (41%), 23 Hispanic (5%), 4 AP 2 A1 (2% Other)

Origin of "Out of Zone" Students	
St. Helena - 71	Coosa - 42
Shell Point - 15	Beaufort -14
Davis -1	Bluffton -1
Whale Branch - 6	Broad River -19
Mossy Oaks -11	Shanklin - 2

Editor's Note: A special thanks to Principal Terry Bennett for the information contained in this article.

The Whitehall Plantation Property And Annexation:

County Councilman, Principal of 303 Associates and LIBPA member Dick Stewart recently requested annexation of the Whitehall Plantation property into the City of Beaufort. The property is located on the right side of the road just after you exit the Wood's Bridge as you come onto Lady's Island. Naturally, the City of Beaufort agreed to the annexation. Simultaneous with the annexation action was an announcement that the property is under contract for purchase by Keane and Company of Charleston. Mr. Keane, nationally recognized for his work in urban design, former Director of Planning for the City of Charleston and President of Keane and Company, has indicated his intentions to "design a public park on the Beaufort River, commercial and office spaces in buildings on U. S. 21 and a mix of residences similar to homes in the Point, with cottages built next to mansions". So, is this a good thing for the residences and businesses on the island?

As to the annexation, LIBPA's established policy is to not oppose annexation of Lady's Island property by the City of Beaufort if it is resulting from a request by the property owner. Mr. Stewart announced, at a past LIBPA meeting, his attention to annex the Whitehall property into the City of Beaufort. The annexation of this property is legal and will

happen.

Will the City allow types of development that would not have been allowed by the County? To annex the property, the City of Beaufort, by law, must assign it a type of zoning (commercial and residential). The odds are that this is not the zoning that will be utilized to develop the property. Once the annexation is complete and the property transferred to the new owner a request for approval of a planned unit development (PUD) can and probably will be submitted. A PUD request is detailed in nature and can involve bargaining between the applicant and the City. Once the PUD for the property is granted, the new owner has to decide whether to develop the property himself or place it on the market. The City of Beaufort has worked very hard and in good faith to support the Lady's Island zoning. The development of the Whitehall property will probably be a real test of this cooperative approach to zoning.

What is the impact on the Lady's Island Tax Incremental Financing (TIF) District? The development of the Whitehall property is good for the TIF. The property was included in the original TIF district and that portion of taxes paid to the County for new development will go into the TIF program. Naturally, by being located in the City, Whitehall property owners will also pay City taxes which are not a part of the TIF program. Can the City direct how the TIF money is spent? No, the City and the County have already gone to court on this question and finally settled out of court. However, the City certainly merits a seat at the table but not the final say on approval of projects.

Since the Lady's Island Community Preservation Committee drafted our present zoning on the island in 1999 a wide variety of concepts has been presented in regard to the development of the Whitehall Property. Most of the early projects, prior to Mr. Stewart buying the property, involved a very tall hotel or motel in a giant block type building with a large parking lot. Admittedly, Mr. Keane's stated vision for the development of the property is exactly what the CP Committee had in mind when drafting zoning for the Village Center and is a lot better than a mega motel/hotel. As to what will be the impact on the residents of Meridian Road and the businesses in the Village Center. It is simply too early in the process to tell. We, in LIBPA, look forward to working with Mr. Keane.

Inventory Of Available Homes For Sale Increases: by Jerry Marlow, BIC, Coldwell Banker/Keyerling Real Estate

A comparison of 2 snapshots (June 16, 2003 and August 22, 2005) in time of the inventory of homes available for sell in the area of Beaufort County north of Broad River shows the following:

	Inventory: August 22, 2005			Inventory: June 16, 2003	
Price Range	LI	BURTON	TOTAL	TOTAL	CHANGE
\$40,000 - \$90,999	0	17	48	16	+200%
\$100,000 - \$199,999	39	27	131	99	+32%
\$200,000 - \$299,999	24	30	74	64	+23%
\$300,000 - \$399,999	15	20	55	53	+4%
\$400,000 - \$499,999	10	12	38	27	-24%
\$500,000 - \$599,999	10	5	22	19	+16%
\$600,000 - \$699,999	9	3	19	12	+58%
\$700,000 - \$799,999	2	3	9	8	+13%
\$800,000 - \$899,999	1	4	7	7	0%
\$900,000 - \$999,999	2	6	12	3	+300%
\$1,000,000 and up	3	16	33	24	+38%
TOTAL	127	132	443	342	+30

Note: LI – Lady's Island, Total – Total for all of areas in the MLS north of the Broad River.

In the 26 months from the 2003 inventory to the 2005 inventory the number of total homes available for sell has increased by 30%. Of the total 2005 inventory 39% is located in either Burton or Lady's Island. There has been a 56% increase in the number of homes available in the "under \$200,000" price range. At the same time there has been a 40% increase in the number of homes offered in the "over \$500,000" range and a 38% increase in the number asking for \$1 million or more. In the \$1 million or more price range 48% or almost 1 out of 2 are located on Lady's Island. The only price range in which the inventory has decreased is the \$400,000 to \$500,000 range and that area by - 24%.

A comparison of sales volume for the first 6 months of 2003 and 2005 finds that 355 units sold in 2003 compared with 562 units sold in 2005 or a 58% increase in sales volume.

In summary, it is offer that the data in this article tends to reflect a healthy real estate market in northern Beaufort County in which the potential buyer has more choices, in a wider variety of price ranges, than existed 2 years ago. Although the quantity of housing in the lower priced range is not as much as desired, it is good to see the number available increasing.

It should be noted that the data presented in this article represents only single family and is derived from the Beaufort County Multiple Listings Service (MLS) for northern Beaufort County. It does not include Harbor or Fripp Island real estate transactions.
