



March 2006 Newsletter

LIBPA Survey Indicates Strong Support For Rural & Critical Land Preservation Program:

During February LIBPA conducted, on its web site (www.libpa.org), a community survey of the following question. Would you vote for or against increasing property taxes to provide \$50 million to allow continuation of the Rural and Critical Land Preservation Program which buys critical property or development rights to prevent future development?

With over 200 responses to the survey question the results indicated that 82% support increasing property taxes to provide funding for continuation of the Rural and Critical Land Preservation program. 26% of those taking the survey opposed continuation of the program and 2 % desired additional information.

Following are 2 individual comments received as part of the survey and indicative of the general nature of the comments received.

- "I'd vote for \$150 million if it were proposed. I'd rather pay for that, than a billion dollars to cover the infrastructure cost of uncontrolled development. And who says growth is "inevitable" and can't be controlled. I get really tired of hearing that one." (Roger Alley)

- "Enough is enough! We are being taxed to death. I feel that development is a positive thing for our future since the developer will pay any future taxes." (Wayne Berdeaux)

To each of you who took the time to participate in the survey, a special thank you

Island Notes:

Congratulations to John McGowan of Home Town Realty on his selection by the Beaufort County Realtor's Association as Realtor of the Year.

New law office on the island. Ms. Mary Fran Quindlen, who specializes in family and military law, recently opened her office in the second floor of the new commercial building in the Celadon complex. Ms. Quindlen's experience includes 4 years as a U. S. Marine Corps officer and military lawyer and 3.5 years as a member of the local Harvey and Battey law firm. We welcome her and thank her for choosing Lady's Island as the location for her law office. She can be reached at 379-2660. Her web site is www.quindlenlaw.com.

With a touch of sadness, we note LIBPA member John Fox's announcement that he and Ella are in the process of relocating to a retirement community in Bloomington, Indiana in May. John has been an active member and supporter of LIBPA for many years and will be missed. We wish he and Ella the best of luck in their new home and thank them for their support of LIBPA and the community over the years.

Land Clearing. The large tract of land at the corner of Springfield Road and Middle Road that was recently cleared of underbrush has caused questions regarding possible development of the property. The owner of the property, the Mitchell family, indicates that the clearing is simply an effort on their part to be good neighbors and not allow it to become an eyesore. At the present time, they have no plans for development of the property.

We extend our sympathy to the family of Quinton Chapman who passed away on February 15, 2006 at home. Quinton and his wife, Gladys owned and operated Review Office Products for 33 years. In recent years, he and his daughter Terrea Parker operated the Lady's Island Branch Post Office.

Newpoint Corner Store is relocating to the Cross Creek Mall area. Although we are always sorry to see any business leave the island we wish LIBPA member and owner Ms. Terry Kelly the best of luck and every success in the new location.

Harris Teeter in Beaufort? Recently, a representative of the Harris Teeter grocery chain visited Beaufort looking at the demographics of the area and various potential sites. Our LIBPA representative provided the basic data regarding

Lady's Island.

Thanks Mayor Rauch. During our February meeting Mayor Rauch, as our guest speaker, was queried regarding a billing problem between the Lady's Island - St. Helena Fire District and the City of Beaufort. The Mayor indicated that he was not personally aware that a problem existed but promised to follow up on the subject. A few days later a check arrived in the mail and the problem was resolved. A special thanks Mayor for your personal help in solving this problem.

Meridian Road Annexation:

The owner's of the 1.6 acres located on the corner the intersection of Meridian Road and Youmans Drive have requested annexation into the City of Beaufort. The property presently has a group of trailers located on it. The City of Beaufort, upon completion of the annexation intends to zone the property R-4 Single Family Residential District which allows approximately 12 units to the acre. The majority of the property in question had been placed in the Lady's Island Redevelopment District which is designed to promote redevelopment and does not impose a density limitation but does prescribe specific design standards and allows a special permitting process. This annexation is a case of the property owner receiving no benefit in regard to density but for personal reasons desired to be in the City of Beaufort limits. This is a good example of the benefit of the standardizing of the Lady's Island and the City of Beaufort zoning.

Highway 21/802 Connector Road Status Report:

A check as to the status of the Highway 21/802 connector road indicates that collection of data regarding possible routes for the road continues and some of the routes initially considered have been discarded as being impractical. The present objective is to have the number of alternative routes for the connector road reduced to 2 or 3 and to present those to the community for consideration in May. Prior to the community meeting, the alternatives will be made available for review and comment by the Lady's Island Community Preservation Committee.

Some residents of the community have expressed concern regarding the possible impact of the connector road and indicated a preference for canceling the project and expanding Lady's Island Drive to a full 4 lane highway from the McTeer Bridge to Sea Island Parkway/Highway 21. The simple truth is that to support the present traffic on Lady's Island we need to widen Lady's Island Drive to 4 lanes with additional improvements at the intersection (\$5-6 million) and complete the Highway 21/802 connector road. It is true that the connector road will not solve all of our traffic problems, but it will reduce the congestion at the intersection and improve the flow of traffic, especially during peak hours. There is a source of funding for the project (impact fees), the contract has been awarded for the design of the road and the project has been recommended by every transportation study since the Comprehensive Plan was published in 1997. Over the last decade LIBPA has led the fight to find funds to build the connector road as a matter in the best interest of the island.

LIBPA does support a project to widen Lady's Island Drive with walking paths adjacent to the road but as a complement to the connector road, not a replacement. However, at the present time there is no money available to fund such a project and the connector road is a key part of the solution to solving our traffic problems. With over a million visitors, each year, going to Hunting Island State Park and approximately 200 new homes being built annually on Lady's Island, there are no simplistic answers.

Lady's Island Facts (Real Estate):

In 2005 the sale of Lady's Island real estate generated over \$ 7.5 million in revenue. This was based on the sale of 438 homes with an average price of \$284,300 generating a total volume of \$124.5 million.

The Jewelers Bench - A New Business:

One of the most common questions posed to retirees is "Do you miss any part of your former occupation?" David Pat Kinard, who retired from being the owner and manager of Kinard Jeweler's Store in Beaufort for over 25 years, knew the answer to that question as far as he was concerned. He missed the personal satisfaction and sense of accomplishment he received from the time he spent at his jeweler's bench repairing jewelry and producing custom designed jewelry. He also missed seeing the happiness of his customers when he was able to restore and repair the treasured piece of jewelry that was a family keepsake and had become damaged.

Finally, he decided to return to the "Jeweler's Bench" (which is the name he gave his new business) and share with the residents of Lady's Island and surrounding communities the skills and talent attained from many schools and 25 years of experience. To accomplish this he set up his personal jeweler's bench in the office space adjacent to Home Town Realty in the complex next to the Grayco True Value store. With a true pride in his profession, skills attained from years of experience and working because he simply enjoys it. Pat offers a unique service to the community in the area of custom jewelry and jewelry repair. In this world of fast foods, internet shopping and instant gratification Pat is a craftsman of the type from days gone by. Having said that, he is, in many cases, able to offer same day service. If you have questions regarding the possible repair of a piece of jewelry or obtaining a piece of custom designed jewelry Pat invites you to give him a call at 522-0003 or even better stop by and visit him at the "Jeweler's Bench".

We, in LIBPA, welcome Pat, who is a resident of Lady's Island, and wish him every success in his new business. We also thank him for choosing Lady's Island as the location for his new business venture.

Municipal Annexation - "The Devil Made Me Do It": by Jim Hicks, Lady's Island Planning Commission Representative

During the 1970's the late comedian Flip Wilson made the term "The devil made me do it" famous as a response to why he had done something which was obviously improper. As a county, we are struggling to find ways to pay for infrastructure that supports development approved in the past by either the county or as part of municipal annexation agreements. Both the county and the municipalities have found it easier to say yes than no to growth and Mr. Wilson's flippant reply comes to mind when explaining why we approved so much development. Based on the initial results of the Southern Regional Plan the combination of annexations by the Town of Bluffton and development, previously approved by the county, are resulting in growth to the point that we simply can't pay for the additional infrastructure. If this is so, then why is it continuing to occur? Although the county is not blameless in this regard, in this article let us look at what is the "devil" that makes the municipalities continue doing it (annexation). One of the most logical answers is money.

The cost of running a municipal government is no different that any other business in that each year the cost of operating a city or town has been steadily increasing. Even though the residents of the municipality will continue to demand more and more services they do not want to pay more taxes. So how are elected officials to provide ever increasing services without raising taxes? Certainly, there are a wide variety of unique forms of taxation that bring in additional revenue without the obligation to provide costly services. But what does an elected municipal official do when he or she has implemented all of these taxes and is still faced with an increasing cost of operation, demands for more services and unwillingness of the residents of the municipality to pay higher taxes. Herein, lies the basis of the term "Grow or die". A common belief among many elected officials throughout America (not just in Beaufort County) is that for their town or city to thrive and survive it must grow in land size, population and commercial base. To accomplish this requires that the municipal limits be expanded to include additional property, residents and businesses. The vehicle by which this is usually accomplished is annexation.

The manner by which annexation can legally occur is defined by state law and varies from state to state. The Municipal Association of South Carolina has described the present South Carolina annexation laws, which have been on the books for more than 50 years as being "out of date and out of touch" and "some of the most restrictive annexation laws in the country." Some states such as North Carolina have modernized their annexation laws which have resulted in a more "logical" expansion of municipalities. For example, the North Carolina law says that when the density of property adjacent to a municipality reaches a certain level (2.3 persons per acre) the municipality may annex that property. The only additional requirement is that the municipality must prove it can provide the newly annexed property with the same services it provides its present residents. With this law, municipalities such as Raleigh and Charlotte have managed to expand in an orderly and planned manner. So a part of the problem is the annexation law itself.

The present South Carolina annexation law, in most cases, requires the individual property owner(s) to personally request annexation into a municipality. So in addition to coping with an antiquated annexation law Beaufort County municipalities are faced with answering the question of why should a property owner request annexation. For a property owner to request the privilege of paying additional taxes in a municipality there has to be a benefit to him or her and that benefit usually has to do with money. Certainly there are cases where the annexation request is based on a desire for

such things as a more responsive and personal form of government, street lights or cleaner streets and trash pickup. But usually, in other parts of the state and country, it has to do with major additional services (water, sewer, fire protection and police) or money. Since in Beaufort County water and sewer have been made a part of a consolidated program (Beaufort- Jasper Water and Sewer Authority), that leaves fire, police and money. A very common practice in recent annexations is for the municipality to contract with the existing Fire Districts and Sheriff's Department to continue providing the same fire and police service which was being provided prior to annexation. Even the Town of Hilton Head contracts with Sheriff Tanner for law enforcement services. With the fire and police service often remaining the same, again we are back to money.

So where is the money involved in annexation? If a property owner in the unincorporated portion of the county desires to increase the value of his property (usually to sell), the most common way to accomplish this is to increase the number of houses per acre you can build (density) or the types of businesses allowed on it (zoning). If the county, by existing regulations, will not grant such approval and the municipality will, the answer is simple. The benefits of annexation are obvious in that the property owner can sell his land at a higher price to a developer who sells the homes or businesses to the individual home owner who pays the municipal taxes. As can be seen it is about money.

So in an ideal world, county governments in cooperation with municipalities would coordinate growth and infrastructure within established boundaries until an urban density was reached and those areas would then automatically become part of a municipality. This would allow the orderly planned transition of rural undeveloped property (managed by the county) into urban communities (managed by municipalities) versus the present method which produces loosely linked municipal properties scattered all over the place with varying degrees of ability to provide long range services. It is not an ideal world; South Carolina does have annexation laws that are out of date and out of touch with the needs of our state. So until these laws are changed it would appear we have two choices. Since this is an election year, one choice is to tell present elected officials and candidates for public office that it is time for governmental cooperation versus competition in the battle to guide growth in Beaufort County. The second solution is the hardest – "Define what growth we can afford, plan where that growth should be and together, county and municipalities, stick to the plan" even if it means saying no sometimes. As we see our infrastructure being overwhelmed and our taxes continuing to rise to pay for the consequences of uncontrolled annexation and growth, just hearing the equivalent of "The devil made me do it." is no longer funny.

Hopefully, in the next few months, as together we attempt to cope with a rash of potential annexations designed to preempt dealing with a Northern Regional Plan agreed to by both county and municipalities, we can learn to work together to find solutions to prevent growth from overwhelming all of us. It really is up to us and so far, we haven't done too well.

The Annexation Of Clarendon & McCleod Properties: by Tara McGrath, Director, Beaufort Office, Coastal Conservation League

Recently, I was pleased to attend my first meeting as a new member of LIBPA. I joined the organization primarily as a resident of Lady's Island and partially out of a professional interest on behalf of my employer, the Coastal Conservation League. As it turns out, my first meeting was of enormous interest to the Conservation League because it featured the mayor of Beaufort, Bill Rauch, and focused largely on the city's consideration of the annexation proposals for the Clarendon and McLeod properties.

The City of Beaufort was founded in 1711 – and in 2004, according to tax records, the number of residences in the northern part of the county was calculated at 15,664. In nearly three centuries, the city had not yet reached 16,000 units, yet in one fell swoop the city council is considering proposals to add exactly that number of homes. This would obviously lead to extraordinary consequences on northern Beaufort County, but the Coastal Conservation League does not oppose the annexation of the Clarendon and McLeod parcels into the City of Beaufort. While we hate to see development of such pristine and treasured land, these areas are within the urban service area of the county's comprehensive plan and therefore this is an appropriate area to direct growth. Our objection, however, stems from the inadequacy of the proposed Development Agreements (DA) and Planned Unit Development (PUD) applications submitted for both parcels.

Under the regulations of a Development Agreement and Conceptual Master Plan (parts of the Planned Unit Development), the city guarantees to a developer that he or she will be able to build a specified number of houses. In exchange for that guarantee, the developer promises the city certain benefits from the development, primarily assuring a quality development that will enhance the city. This kind of exchange – guarantee of number of units to the developer in exchange for a benefit to the citizens, is the essence of these agreements.

In the big picture, two major issues must be addressed to protect the public from catastrophic results if these annexations are to go forward. First, the quality and functionality of the development and second, the value of the

exchange to the public. It is stunning how little the public will receive in exchange for this proposed annexation as it is presently proposed by the developers.

Under these proposals there is an enormous benefit to the developer (thousands of additional houses over what is currently permitted by the county on these parcels) and simply put, little or no benefit to the citizens. The City of Beaufort must require, not just discuss, the following details before the annexations are approved: (1) an independent fiscal analysis; (2) a transportation and land use plan that prevents congestion on roads in the area and includes pedestrian and bike paths; (3) adequate setbacks and open space requirements; (4) a comprehensive review to determine if this development will have an adverse impact on the Marine Corps Air Station; (5) an evaluation of how hurricane evacuation will be managed; and (6) meaningful public participation. If the City does not make these demands now, once the PUD is approved, the developer will have an unfettered legal right to build up to the maximum density of nearly 16,000 units.

In conclusion, the proposed agreements set a bad precedent for large land owners to use development agreements to increase value of their land at the expense of the future flexibility of the community. It is the obligation of the City of Beaufort to provide accurate analysis and quality assurances to the public on a project of this magnitude. Without this analysis and assurances, the city should not annex these parcels.

There is no question that a dysfunctional development without a detailed master plan will turn Highway 21 into Hwy 278. Once the annexation, development agreements and PUDs are approved, the applicants will sell off parcels of these farms to major developers who will then develop without the integration of uses, road treatment or protection of natural features. The landscape and character of northern Beaufort County will be forever ruined.

Editor's Note: Ms. McGrath became the Director of the Beaufort Office of the Coastal Conservation League in the fall of 2005. A graduate of the University of the Michigan Law School, her prior experience includes service as a Marine Corps Officer, member of the staff of the Secretary of Treasury and member of the Middlesex County District Attorney's office. She is married to Douglas Hatch and they reside on Lady's Island.

A Look At Lady's Island Voters:

This is an election year and before we begin evaluating the qualifications of the candidates it would seem only fair to first take a look at the voters in the Lady's Island district (District 7). The following information is based on information derived from South Carolina Election Commission data and is current as of September 2, 2005. As a basis for the evaluation of Lady's Island voter, data from the general election held in November 2004 will be utilized. When that election occurred there were 7,565 registered voters in the district. On Election Day 5,862 individuals cast their ballot for a whopping 77.5% voter turn out. The ethnicity of the registered voters in the district was 82.4% white, 15.7 % black, 0.7% Hispanic and 1.2% other. The actual Lady's Island population (according to the 2000 census) is 76% white, 21% black and 3% other. Based strictly on whether you voted for Republican President Bush or Democrat Senator Kerry for President in the last general election the party breakdown for the district is 61% Republican and 39% Democrat or other party. It is fully recognized that everyone who voted for either presidential candidate did not necessarily belong to that party and that a great number of voters are independent in that they belong to neither party. However, since there is no way to identify such voters, for the purpose of showing general trends the presidential election data is divided into the 2 major parties. If you are curious how your specific precinct looked in the 2004 general election the following information is provided.

District 7 Precinct	Registered Voters	Percentage		Voter Turnout
		Republican	Democrat	
Lady's Island				
1A	1072	58%	42%	72%
2A	1047	74%	26%	80%
3A	1265	65%	35%	77%
1B	995	54%	46%	76%
2B	867	65%	35%	76%
3B	806	74%	26%	80%
St. Helena				
2A	77	33%	66%	84%
1C	1346	67%	33%	82%

Beaufort				
2	87	55%	45%	84%
Total	7565	61%	39%	77.5%

The following information shows the general location of each of District 7's voting precincts.

Lady's Island 1A - East side of Sams Point Road and Lucy Creek

Lady's Island 2A - West site of Sams Point Road

Lady's Island 3A - Pleasant Point and Goat Island

Lady's Island 1B - Cat Island, Burkmyer, Eustis and LI Airport

Lady's Island 2B - Sams Point, Coosa Island

Lady's Island 3B - Factory Creek

St. Helena 2A – North Highway 21, Coffin Point and Eddings Point

St. Helena 1C - Dataw Island and Frogmore

Beaufort 2 - Pigeon Point

There is one thing that stands out loud and clear from the data contained in this article. Regardless of whether the individual resident of Lady's Island (District 7) is black, white or Hispanic, Republican or Democrat, young or old they all take their right to vote very seriously and on Election Day you will find them at the polls. It makes you proud to be a part of such a community.

Editor's Note: Filing for the party primary elections opens March 16 and closes March 30. The primaries will be held June 13. The General Election is November 7.

Meet Paul Sommerville, Candidate For County Council: by Paul Sommerville, Candidate for District 7, County Council Representative

My name is Paul Sommerville and I am running in the June Republican primary election as a candidate for Beaufort County Council. I live on Pigeon Point Road which is in District 7. I was born in Beaufort and have lived here all of my life. Public service is a tradition in my family. My uncle was a state senator from Beaufort County when each county had one.

I spent much of my youth skiing on Factory Creek, working in the tomato packing plants and surveying most of Beaufort County with my grandfather, Arthur O. Christensen, a lifelong Republican who was a registered land surveyor in Beaufort County from 1916-1972. In fact, for many years he was the only one. If you look at the thousands of surveying stones around the county you will see the initials "AOC" on many of the older ones and there is a good chance that I helped sink any given stone. I guarantee you that wherever you live on Lady's Island or Dataw or anywhere in Beaufort County, I have probably cut line through your property at one time or another with my trusty bush axe.

So although, a portion of my youth was devoted to assisting my grandfather in defining lines that separated boundaries and property lines, I am convinced that now it is time for those of us privileged to live in Beaufort County to reduce the adversarial rhetoric and together seek solutions to the complicated challenges that face us as a county. I grew up with the clear understanding that Lady's Island, St. Helena Island, Dataw, etc were Beaufort and vice versa. In fact, when I was growing up we always had several bateaux's tied to our dock and many is the time I rowed across the marsh to Lady's Island. I can remember playing and hunting on Dataw and even landing a small plane in an open field there on one occasion. My point is that I love these islands and I fear that if we are not diligent at this critical time in our history, we will see the further demise of the very quality of life that drew us all here in the first place, whether we arrived last week or five generations ago.

We have a comprehensive plan that will be updated shortly but is being challenged with alarming regularity by landowners who feel that they are being deprived of their rights to utilize their property in ways of their choosing. Venue or jurisdiction shopping has become the order of the day. We lack a Northern Beaufort County Regional Plan. Southern Beaufort County already has one, but was arguably a case of closing the door after the horses have left the barn. I have sympathy with landowners who feel that our comprehensive plan is too restrictive but I also believe that anyone with legitimate ties to Beaufort County (and you all know who you are) will agree that future development needs to be more than a simple contest of strength between the county and our municipalities. In other words, if our comprehensive plan is too restrictive and unfair to property owners, let's revisit it. Let's get cracking on a Northern Beaufort County Regional Plan. We can't continue on this track of Goliath versus Goliath. Beaufort County and the municipalities need to be at the same table, not at separate tables.

My priorities are to protect our quality of life but in a way that is fair and equitable to property owners. This can only happen when we are all seated at the same table. We won't always agree but if we are civil we can reach a solution that is fair and workable. Nobody is going to get everything he/she wants but we can certainly debate the issues in a more civil and productive way. Our current path is destructive to all of us who are here for the long haul. We need an injection of civility in our inter-governmental relations. Our future can not hinge on personalities.

For the past 30 years I have been a management consultant in labor relations. My livelihood has depended on my ability to bring parties together and remove zero sum thinking from the equation. Am I a miracle worker? Absolutely not, but I can bring well developed negotiating skills and an abiding sense of civility to my work on the County Council.

One of the key reasons I desire to serve District 7 as its representative on County Council is that I love Beaufort and when I say Beaufort I mean all of Beaufort, including the creeks and rivers and islands. If elected, I will represent District 7 first and foremost but I will always have the best interests of the entire county in the forefront of mind. With a little more diplomacy and civility and less zero sum mentality (one wins, one loses), we can move forward in a more meaningful, considered and productive manner. Growth is inevitable but must be managed. This is not possible if we are fighting among ourselves. If I am elected, I promise you that I will check my ego at the door but not my brain nor my heart. I look forward to meeting all of you. I can be reached at 521-0827 (home) or 575-0827 (cell) or psommerville@alumni.duke.edu

Editor's Note: Just a reminder that LIBPA policy prohibits, as an association, either support or opposition to any individual candidate for office. We appreciate Mr. Sommerville providing this article and have invited him to continue using our newsletter and web site to better inform the residents of District 7 of his thoughts regarding the key issues.

Exciting Times At E. C. Montessori & Grade School:

Sometimes there occurs a blend of the world of business and the world of education that is a winner for everyone involved. Such is the combination of LIBPA member Dennis Green's Celadon community, on Sams Point Road, and the E. C. Montessori & Grade School which is located within the community. As Mr. Green has guided the progress of the Celadon project the school has also progressed with new facilities and increased enrollment.

With the completion of construction of the first increment of commercial buildings, in the front of the development, came an opportunity for additional progress. The school, which is presently designed for only preschool age children, wanted to expand their curriculum to include grades 1 through 3. To improve the overall image of the development, Dennis wanted the older brick building, which had served as the original Lady's Island office of the school, to be demolished and replaced with buildings more similar in age and architectural style to the recently constructed commercial buildings.

As many of you may have noticed, the old brick building is gone. What you may not be aware of is that, using the entire ground floor of the newest commercial building in the complex, E. C. Montessori is now in the process of opening its doors to its new grade 1-3 class. The long range plan is for the school to expand its facilities at the site of the old brick building and to offer a Montessori program for children 18 months of age through 6th grade.

According to the Director of the School, Ms. Terri Powell, as exciting as it is to have a brand new facility for their new class of grades 1-3, the key to being able to start the class is the availability of Ms. Shannon Gibson as the teacher. Ms. Gibson, who brings to the classroom 8 years of experience as an elementary teacher, has a Masters Degree in Elementary Education and is an American Montessori Society certified teacher for ages 6 through 9. Most of the class now being formed will consist of children presently enrolled in the school and academically ready to perform work at a 1st or 2nd grade level. According to Ms. Gibson, there will be a limited number of spaces available to students transferring from other schools. For parents interested in enrolling their children in the newly forming grade 1-3 class or the Pre-K programs available at E. C. Montessori & Grade School please call 525-1141 for additional information.

Editor's Note: To Mr. Green, Ms. Powell and everyone at the E. C. Montessori School, thank you for your contributions to our community and for showing us all what is possible when business and education work together as a team.

Lady's Island Middle School - Take Another Look: by Priscilla Drake, Principal, Lady's Island Middle School
Lady's Island Middle School (LIMS) receives students from Coosa, Lady's Island, and St. Helena Island Elementary Schools. LIMS is the last stop for our children before they transition into high school. The academic and life skills taught at LIMS are critical to their success in high school; and we believe, critical to the future of all of us who live or do business in the Lowcountry. These students will someday be our employees or perhaps our employers, our community leaders, and our ambassadors. Thus, in many respects our community's success is linked very closely with LIMS.

We are very proud of our students at LIMS. Ten of our students were selected as SC Junior Scholars. Two of our students placed second and third in the recent Daughters of the American Revolution writing contest. An eighth grade student won the Lieutenant Governor's writing award. Another eighth grade student has been recognized as the Military Officers Young American.

LIMS is piloting single-gender classes in a variety of academic settings. We have also identified students on the cusp of improvement in PACT and placed them in specialized support classes to ensure their success. We offer to 8th grade students several academic classes for Carnegie high school credit. On March 16, 2006 eighty-eight of our students will vie for the top prize at the Regional Science Fair.

Students are constantly giving back to their community. Collections were taken for victims of Hurricane Katrina. Food drives for Thanksgiving were very successful and appreciated by those who benefited. Students participated in World Peace Day. Art students placed first in the Beaufort County of Festival of Trees fundraising competition.

In athletics student-athletes compete in football, volleyball, basketball, baseball, softball, wrestling, and track as well as cheerleading. Our 7th and 8th grade girl's basketball brought home the tournament championship. In addition to pure athletics there also other extra-curricular activities that our students enjoy, including Chess, step team, steel drum band, strings, visual art, and a performing dance, chorus, drama, band and classes. We also have our own school-wide television program.

To help LIMS become the best school it can be, many parents have been volunteering their time and support on committees such as the School Improvement Council (SIC), the PTO, as pod parents, and dozens of other activities. Increasing parental involvement is a priority goal. Something that would help in this regards is to show students and parents the entire community supports LIMS and is interested in the school's success. Therefore, we are asking local businesses to become partners with LIMS.

LIBPA members are welcome to partner with LIMS in any capacity they are comfortable with; however, there are a couple of programs where business and professional partners could really make a huge difference. One is the Safety Patrol pilot program, sponsored by Officer Othaniel Hatchett of the Beaufort Police Department. In this program volunteer students learn the meaning of teamwork and responsibility. We are also seeking adult mentors to work with our children.

Another program is our spring school carnival. The carnival has two goals. One is to raise money for use by teachers to enhance their classroom learning environment and the other is to give elementary students a chance to become familiar with LIMS before they transition there in the 6th grade. The move from 5th to 6th grade is a major event for 11 year old kids and to help ease anxieties, we hope to bring young kids on campus periodically to familiarize them with the middle school environment. A gigantic carnival operated by LIMS students is one great way to do this. This year's carnival will take place April 22 from 12 p.m. to 3 p.m. and we need donated items such as snacks, picnic supplies, drinks, and products which can be auctioned off.

There is much more to talk about at Lady's Island Middle School such as the dedicated teachers and administrators, but that is a story for another time. To learn more about what is happening at LIMS and how to become a partner with this school, please feel free to contact Principal Pricilla Drake at 322-3167.

Editor's Note: A special thanks to Ms. Drake for not only this article but also for the contribution she and the teachers and staff of Lady's Island Middle School make to our community.

2005 - Another Good Year For Business On Lady's Island:

There is a great deal of discussion at the present time regarding how well or poorly businesses in the unincorporated portion of Beaufort County are complying with the requirement to have a business license. Regardless of the fact that some businesses may be operating without a license, the numbers of those complying with the ordinance on Lady's Island are increasing each year. Following is a comparison of the number of business licenses issued over the last 5 years on Lady's Island.

Business Type	# Business license Issued					Gross Revenue (millions)				
	2001	2002	2003	2004	2005	2001	2002	2003	2004	2005
Professional Svcs	7	42	39	56	65	3.2	9.2	9.8	12.4	12.1
Business Svcs	21	19	16	20	47	3.5	3.3	1.3	1.5	5.7
General Contractor	48	57	43	38	42	8.3	7.0	4.3	27.8	30.8
Eating/Drinking Places	11	12	10	14	15	2.9	3.7	0.5	6.2	7.2
Hardware/Garden Supply	9	9	6	7	8	29.8	24.9	23.3	27.5	29.1
Food/Convenience Store	5	8	8	5	6	8.5	12.8	6.4	6.2	13.8
Health Services	15	16	16	13	17	3.9	4.3	4.0	4.3	5.8
Insurance	4	4	4	4	5	6.4	5.6	5.7	2.4	2.5
Misc. Retail	15	12	19	27	19	4.5	4.3	6.1	5.6	2.2
Real Estate	22	24	17	27	27	3.6	4.0	3.1	6.0	8.0
All Others	113	112	106	180	176	32.0	17.0	21.9	41.7	42.7
Total	312	353	325	391	427	106.6	159.3	128.1	122.0	159.9

It should be noted that businesses on Lady's Island which have been annexed into the City of Beaufort are not included as part of the data presented in this article. If they were included, there would be, as a minimum, an additional 5 restaurants, 1 food store and 5 miscellaneous retail businesses which would increase the gross revenue by approximately \$5 million. The City of Beaufort uses a different type of system than Beaufort County in accounting for their business licenses and for that reason is unable to provide information similar to that provided in this article.

Worthy of note is the impact of the residential construction business on Lady's Island which is evident in the fact that 24% of all business licenses issued in 2005 was to contractors (general, heavy construction and special trade). Contractors also accounted for 29% of the total estimated gross revenue. This does not include its effect on associated businesses such as real estate, hardware and lumber. Although residential construction is the present driving economic force, the data points to Lady's Island continuing to evolve into the "home of choice" for business and professional services such as lawyers, doctors, accountants, engineers and financial managers.

With 22,000 residents (combined population of Lady's Island, St. Helena, Fripp Island, Harbor Island and Dataw Island) looking at the Village Center as their closest opportunity for services and goods it is no wonder an increasing number of businesses choose to make Lady's Island their home.

Editor's Note: A special thank you to Ms. Reba Pazant, Director of the Beaufort County Business License Department for providing the statistical data set forth in this article.

The Business Of Real Estate On Lady's Island: by Jerry Marlow, BIC, Coldwell Banker/Keyerling Real Estate

Following is a statistical review of residential real estate sales on Lady's Island since 1996 (10 years) to the present.

Year	Volume	Units	avg Price	Inc/Dec
2005	\$124,500,000	438	\$284,300	+18.2%
2004	\$79,927,565	334	\$240,746	+9.1%
2003	\$65,056,620	295	\$220,531	+17.5%
2002	\$52,934,107	282	\$187,710	+5.04%

2001	\$48,607,126	272	\$178,703	+8.37%
2000	\$38,749,935	235	\$164,893	-1.44%
1999	\$36,303,326	217	\$167,296	+9.85%
1998	\$33,506,075	220	\$152,300	+0.98%
1997	\$25,487,789	169	\$150,815	+8.67%
1996	\$28,727,399	207	\$138,780	

As can be seen from the statistics home ownership on Lady's Island continues to be a very good investment. Also, the data clearly demonstrates that real estate is one of the major businesses on Lady's Island generating revenue of over \$7.5 million in 2005. This does not include lawyer's fees, surveying fees and similar associated fees. It should be noted that the real estate business is extremely competitive in that there are presently 513 registered real estate agents in northern Beaufort County with an additional 30 individuals in the process of becoming registered. At this time last year, there were 430 agents in Northern Beaufort County or in 12 months there has been an increase of 83 realtors.