



May 2006 Newsletter

REFERENDUM PROVIDES NEEDED RESOURCES IN OUR TIME OF GROWTH

By Edna H. Crews, Superintendent, Beaufort County Schools

We have a choice on May 20 on a single-issue ballot for school facilities. We can vote to address the obvious issues of overcrowding in the Bluffton-area schools and to finish the northern high school. Or, we can push those issues back by a year so that they'll only be more pressing and more apparent when the issue returns.

And, in that time, other growth concerns no doubt will need to be addressed. In October, I laid out a long-term look at what our school facilities need to provide the appropriate setting for our teachers to teach and our students to learn. Among those needs are major renovations to Lady's Island Middle School, Robert Smalls Middle School and Battery Creek High School.

I had the pleasure of addressing your group last month and responding to a number of questions about recent efforts in our county's schools. Among those questions were several concerning this month's bond referendum vote.

The \$43.6 million referendum package focuses on two very critical needs for our school district and this county: a new elementary school and a new middle school in Bluffton to handle the incredible residential growth; and providing the funds necessary to complete the north area high school approved by voters in the 2000 referendum.

The dramatic increase in our student population in the Bluffton area is readily apparent. For next school year, of the 120 portable classrooms we anticipate using across the district, more than 70 of them will be located in the Bluffton cluster alone.

At Bluffton Elementary, built for 550 students, more students will attend classes in portable classrooms than inside the building as more than 900 students are expected on opening day in July and quite likely 1,000 or more will be enrolled by the end of the 2007 school year.

This kind of growth, a higher-octane version of what is happening on Lady's Island, is why I view the May 20th referendum as such a critical need for the school district, an essential foundation for years to come.

We are well aware of the other growth and aging issues faced by our schools today, such as the need for additional classrooms at Coosa Elementary; renovations to Lady's Island Middle, Robert Smalls Middle and Battery Creek High; renovations and classroom additions to Hilton Head Middle; not to mention the district-wide need for technology upgrades and the acquisition of suitable land for future school construction before such land is either too costly or consumed by homes and commercial development.

These needs must be met, and must be met soon. I anticipate us going to the voters with an additional bond referendum within the next year.

We live in a beautiful and popular area. People from across the county are flocking to our corner of the Lowcountry. Many of these have families with children, and these children – as well as those children whose families have been here for years – deserve updated and safe school facilities with the necessary space for solid educational instruction. Before we can look at meeting our future needs, we must address the pressing needs we face in the here and now.

If you have any doubts about those needs, I urge you to drive to Bluffton and visit the Buckwalter campus, especially during the morning drop-off and afternoon dismissals. In between the school buses and the mini-vans, you'll see dozens of new neighborhoods with hundreds of new homes.

The May 20th referendum addresses these priorities and allows the district to provide the necessary resources for our qualified teachers and staff to adequately reach our most precious minds. Though buildings comprise this referendum package, our ability to deliver the best education possible to the children in our care is the critical outcome.

Information on the upcoming referendum is available on the district's web site, www.beaufort.k12.sc.us, or by calling the Office of Communications at 322-2312.

FAIR, BALANCED, FOR ALL THE PEOPLE

By Mark Generales, District 7, county Council Representative and Candidate for Reelection:

As your County Council member, I have worked hard to live by these words. For 7 years, these guiding principals have been present at every meeting and in every vote I have cast. My voting record, attendance and actions are there for all to see. I am proud of my record and pleased to respond to questions about any of the hundreds of votes I have cast.

I was not born in Beaufort County and can't regale folks with tales of its storied past. Yet, as I hear of the fond memories of those that can, I am reminded of the important positive ingredients that brought me here in the first place - and also of the tragic past of this area that most would prefer to forget. The challenge to County government is that both elements still exist and present clear and significant challenges to all of local society. That is our challenge – protect the elements we value and work hard to eliminate those we do not. With a county as diverse as Beaufort – it is a daunting task.

Today, land use and zoning grab most of the headlines. But they represent only a fraction of the challenges facing Beaufort County. From running a detention center to digging ditches and paving roads, to operating a commercial airport, to housing our most needy and disabled citizens and even dealing with mosquitoes and controlling animals – there is little room in elected County government for those with a single agenda. And for any newcomer to County government, there is an overwhelming amount of detail, relationships, laws and procedures to learn.

So, while I Chair your County's Finance Committee and am deeply involved in dealing with financial solutions, I am also a member of Public Services, Chair Information Technology, sit on the Land Management and Employee Services Committees and also sit on the Beaufort County Transportation Advisory Committee and am proud to represent you on the new Steering Committee for the Northern Regional Plan. In these past seven years I have learned the limitations state government has imposed on local government and the necessity to work with all levels of governments to achieve our goals.

For those of us that deliberately chose to live east of the Beaufort River, the next ten years will be critical. Specifically for Lady's Island, my goals for the next term are simple. We must fund, create and most important - implement a traffic management plan for all of the islands east of Beaufort. On Lady's Island, we must build an active park of at least 25 acres housing soccer and baseball fields, a community building and other amenities. We need a library similar to those in Bluffton and on Hilton Head. The properties purchased in the Critical Lands program need to be developed into passive parks for public use – especially Crystal Lake. The plans for infrastructure for the Lady's Island "Village" need to begin to be implemented. We will need another elementary school. All while protecting our environment and your property rights. It is a full list and an ambitious undertaking. And all of this takes money – lots of it.

Today, Lady's Island pays more tax dollars to Beaufort County than all the residents and businesses in the City of Beaufort. More people reside on Lady's Island than in the City of Beaufort. But since we are not a city or town, we are often not legally recognized and our interests are represented by that one seat on County Council.

Countering the heavy weight of a full court press put on by a full City Council, Mayor, and its staff is a task by itself. It is no place for the weak or timid – and it certainly is not a place for someone whose interests are blatantly conflicted. Think of this the next time the City of Beaufort is annexing another property on Lady's Island. Do I fight for Lady's Island interests – you bet, and I make no apologies for it.

Representing your interests for the past 7 years has been a privilege. The experience I have gained on your behalf is considerable. With your blessing and vote, I look forward to continuing to employ that knowledge and experience on your behalf.

Editor's Note: This article is in response to an invitation by LIBPA to each candidate for District 7 County Council Representative to share their views with the community.

TIME FOR A CHANGE!

By Paul D. Sommerville, Candidate for District 7 County Council Representative:

With all my heart I believe Beaufort County is at a critical turning point. We are faced with uncontrolled sprawl, inadequate growth planning, unfunded infrastructure deficits as far as the eye can see, poor relations between county council and school board, poor relations between county council and municipalities, traffic gridlock, potentially irreparable damage to our critical but delicate eco-systems and environment, escalating school and county taxes and a comprehensive plan struggling to cope with the latest assaults from a variety of sources. We can continue on this path or we can agree that it's time for a change.

Why, you might ask, would anyone in their right mind want to take on a job so long on demands and short on rewards? The answer is I feel an obligation to offer my services to fight for the quality of life we presently enjoy. Each of us has come here, stayed here or returned here for a reason. I believe that reason has a lot to do with quality of life. My parents, grandparents, great grandparents and great-great grandparents all worked hard to leave a beautiful area for you and me to live and raise our families. I want to do the same for my children and for your children. I do not want my legacy to my children to be another Highway 278 parking lot because I was unwilling to work against it. Growth may be inevitable but uncontrolled sprawl is not.

My Platform

- Quality of Life – This is why we are here. I grew up here and I know how important quality of life is to each of us. Our legacy to our children and grandchildren must not be fouled marshes, sky high taxes, and urban sprawl.
- Growth, Not Sprawl - Lack of proper financial and land use planning has left a disaster in southern Beaufort County and an impending disaster in northern Beaufort County. Qualified planners, not councilmen or mayors should be negotiating with developers and their high priced lawyers.
- Improved Inter-Governmental Relations – As long as bad blood exists between County Council and municipalities and school board members, it is difficult to reach consensus. I have spent over 30 years as a management consultant in labor relations, a negotiator and arbitrator. I will work to improve relations between County Council and municipalities, the school board and property owners.
- Economic Development – Residential development does not pay for itself. I will support our Greater Beaufort – Hilton Head Economic Development Partnership.
- Defend the Comprehensive Plan – The comprehensive plan is the only thing standing between us and total sprawl. It may not be perfect, but it is what we have until it is updated. State law requires us to update it every 10 years but there is no reason why it cannot continue to be viewed as a dynamic document and updated on a regular basis with meaningful input from planners, county, municipalities, landowners and other interested citizens.

Why I am a Candidate

I have a strong desire to protect and preserve our quality of life here in northern Beaufort County. I'm concerned about the impact of inadequate planning on our growth, taxes environment. We seem to be on a path of unmanaged growth and then taxing everything in sight in order to catch up. This results in congested roads and schools, higher taxes and safety problems if we have to evacuate. I have no conflicts of interest. Beaufort County has given me much and now I am ready to give back.

Editor's Note: This article is in response to an invitation by LIBPA to each candidate for District 7 County Council Representative to share their views on the issues.

APATHY – THE SILENT VOTER FOR THE SCHOOL REFERENDUM

A recent check of 12 individuals regarding their thoughts as to the upcoming May 20th school referendum discovered that 7 thought the subject of the referendum was the question of dividing the school district into a north and south district. LIBPA posted a survey on its web site (www.libpa.org) asking for comments and opinions. Over 200 individuals visited the site in April and less than 20 paused to take the survey. In Bluffton, where the majority of the new school construction would occur if the referendum passed, a specially designed web site promoting the referendum received a total of less than 100 participants in their survey. Either the word is not getting out regarding the referendum or the individual voter doesn't care, or both. Regardless of the reason, unless something significantly changes, a very small number of people will make the final decision regarding the \$43.7 million funding of construction with your taxes of a new elementary and middle school in Bluffton and additional funding for the "Seabrook" high school.

Some will tell you that the apathy of the individual Beaufort County voter combined with scheduling the election on a Saturday is part of a giant plot to increase the chances of passing the referendum. The theory behind this concept is that the parents with the children in the overcrowded Bluffton schools will constitute a strong voting block for the referendum. This concept offers that most of the remaining potential voters will not take the time from their weekend activities to vote and thus increase the effect of the "yes" block of voters. This is a theory and like all theories in politics it

is only good until the actual votes are counted.

What is not a theory is that the voters of District 7 (Lady's Island and St. Helena) have a well known reputation for going to the polls and insuring their voices are heard. As a result they are given political "respect" when questions regarding the area arise. Accordingly, please take the time to become informed regarding the school referendum and let your voice be heard on May 20. LIBPA, as an organization, supports the referendum based on the needs of the children and the fact that it is only a matter of time until we must ask for help to expand and renovate our schools. So whether you support or oppose the referendum please take the time to vote on Saturday, May 20. Remember, in regard to voter turnout, we in District 7, have a reputation to uphold – WE VOTE.

Editor's Note. LIBPA will continue to offer a survey in regard to your intention for supporting or opposing the school referendum on its web site (www.libpa.org) until just before the election on May 20.

OLD FASHIONED POLITICAL RALLY & PICNIC

Sponsored by the Lady's Island Business and Professional Association

DATE: SATURDAY, MAY 20TH

TIME: 3 TO 5 PM

PLACE: SHERIFF'S CAMP

CHOWAN CREEK BLUFF

Directions - Take Highway 21 toward St. Helena, turn right at the stop light onto Chowan Creek Bluff towards Lady's Island Elementary. The Camp is ½ mile past the elementary school on the left.

This is a combination of a spring social function for our members and their guests and an opportunity for Lady's Island voters to meet and hear the candidates (Mark Generales and Paul Sommerville) for Lady's Island Representative to the Beaufort County Council. The primary election, which will determine which of these candidates will represent the Republican Party in November is Tuesday, June 13. Also invited to attend the picnic are other candidates such as Rich Tritschler, School Board Representative and Catherine Cieps, State House of Representatives who will not be on the June ballot but will seek your vote in the November General Election.

ISLAND NOTES:

Domino's on the island? LIBPA is working with a recent retiree and Lowcountry transplant who is attempting to open a Domino's franchise on Lady's Island.

Relocating. Ms. Dorothy Chambers, long time LIBPA member and supporter, recently notified us that she has moved from Lady's Island and for that reason was canceling her membership. During the conversation she mentioned she had recently celebrated her 92nd birthday. To Ms. Chambers we offer our appreciation for her support of LIBPA over the years and congratulations on her birthday.

More Lady's Island Annexations! The City of Beaufort is in the process of annexing the 2 pieces of property recently purchased and cleared which are located between the marina and Lady's Landing on Sunset Boulevard. The property next to Lady's Landing is the same property that was denied approval by the Zoning Board of Approval for construction of an office and 4 homes after some local residents objected to the project. Based on the information available this property will now be the site of new condominiums. The other annexation action is a 4 acre piece of property on old Distant Island Road.

Not So Quick! In May we reported that LIBPA member and President of Lowcountry Insurance Company, Frank Gibson, received a \$30,000 grant from the Beaufort County Affordable Housing Task Force. Frank reported that the Task Force did in fact agree to the grant but that zoning technicalities precluded him from meeting the eligibility requirements and that as a result the 3 duplexes (6 units) he is building on Stevic Court will, by necessity, not be as "affordable" as he had hoped.

Congratulations to LIBPA member Rebecca Bass of Sunshine Mortgage Corporation for her selection to receive the prestigious Platinum Award from the Mortgage Banker's Association . This award is presented in recognition of her demonstrated excellence in mortgage banking with over \$25 million in mortgage financings in 2005.

The Whitehall Project:

Some members of the community have recently received a prospectus for financing the purchase and development of the Whitehall property along with 2 other proposed developments in Florida. This prospectus includes plans to construct 300 condominiums, 92 home sites and dock facilities on the 19 acre Whitehall site. Also included in the design is a public waterfront park, 25,000 square feet of retail space with lofts above the commercial portion and a café. Interestingly, the design of the project that is included in the prospectus shows parking for only 306 cars. The prospectus indicates that the total project would cost approximately \$115 million and require 36 months to complete.

Representatives of Aslan, the company scheduled to actually oversee development of the project, indicate that the information in the prospectus is no longer valid since the design of the project is only in the conceptual stage. A review of the most current concept for the development shows plans for a total of 156 apartments or flats in a variety of styles located in 2 and 3 story buildings (some over commercial areas) and 83 individual lots for cottages, town houses and similar individual residences. This would provide a total of 239 residential units in the development. The commercial portion of the development would include 37,000 square feet of retail space, a 40 room boutique inn along with 200 parking spaces. This new concept provides for fewer residential units (-153) and more commercial space (+ 12,000 square feet) than the originally reported design. This project would provide traffic onto the portion of Sea Island Parkway serviced by the 2 lane Woods Bridge which was originally designed to support 14,000 vehicle trips per day and presently is trying to handle in excess of 20,000 trips per day. In view of this, the wisdom of authorizing construction of over 200 residential units on 19 acres deserves very careful evaluation by the City of Beaufort. If ever there was a proposed project that merited a traffic impact analysis prior to approval - this is it. The City of Beaufort does not normally require a traffic impact analysis but this project should be an exception. Otherwise, as far as using the Wood's Bridge, the term "walking neighborhood" could take on an entirely new meaning for the residents of Lady's Island.

It should be noted that regardless of what the prospectus indicates or the present concept is for the development of the Whitehall property nothing has been actually approved by the City of Beaufort other than annexation of the property. This project is really in the "concept" stage and will most likely see many changes before any construction begins.

Aslan has a very good reputation as a developer and has been totally open with LIBPA in regard to their plans for the project. They have indicated a willingness to work with the Community Preservation Committee and the Lady's Island community. Even with everyone working together this is a project that will test the ability of the developer, the City of Beaufort, Beaufort County and LIBPA to insure the final product is an asset to the community in every respect. To accomplish this will require a complete evaluation of its total impact on the community prior to final approval.

Editors Note: A special thanks to LIBPA member Wyman Marshall, Chief Communications Officer for Aslan who provided LIBPA with the current project concept information, to include an artist rendering of the project, for this article.

Tradewinds - A New Lady's Island Community:

A great deal of site preparation work is presently underway just off of Dow Road, which is the road directly opposite the entrance to Lady's Island Middle School on Highway 21. When completed it will be the location of the Tradewind Plantation which is the first project of its type in the Lady's Island Redevelopment District.

The zoning for this district allows and encourages high density development. The Tradewind Plantation will consist of 82 residential units located on 13 acres. It will offer 6 different exterior styles of homes. There will be 3 styles of 2 story homes with 1,384 square feet of heated space with front porches, rear decks and ground level parking and storage. There will be 3 styles of single story homes offering 1,575 square feet of heated space with front porches, side decks and ground level parking and storage.

Actual construction of the homes is not anticipated until the fall of this year. As to the projected price for the Tradewinds' homes, naturally it is dependent on many factors but at the present time the hope is that they can be offered in the upper end of the \$200,000 range.

Editor's Note: The Tradewinds' project was designed and permitted by Billy O'Neal. Actual development and marketing will be accomplished by the new owner and past LIBPA President, Dr. Bruce Wyles..

2006 - 2007 Lady's Island Road Paving:

The Beaufort County Engineering Department has completed its planning for the paving of dirt roads during the 2006-2007 time frame. On Lady's Island the following roads have a projected "start date" for the actual paving in June 2006.

Honeysuckle Lane Fiddler Road Chickadee Lane Flycatcher Lane Woodduck Lane

Paving work is scheduled to begin in September 2006 on the following Lady's Island roads.

Woods Lane Varsity Street Alumni Road Faculty Drive

The estimated cost for paving these roads is \$810,000. In 2006, out of the 21 dirt roads in Beaufort County scheduled to be paved, 9 are located on Lady's Island. Even though the residents who live on these roads will tell you they have been waiting a long time for their road to be paved (and they have), our community is certainly receiving its "fair share" of the funds for the paving of dirt roads in 2006.

Editor's Note: A special thank you to Ms. Maggie Hickman, Administrator for the Beaufort County Engineering Division who is always gracious in providing LIBPA with information, such as contained in this article.

CONGRATULATIONS BEAUFORT HIGH SCHOOL

Each year Newsweek magazine selects the top high schools in our nation. For the second year in a row Beaufort High School was selected as one of the top 1,100 high schools in America. It was one of only 12 high schools so recognized in South Carolina and joined Hilton Head High as one of the two selected in Beaufort County. This was accomplished in spite of the fact that Beaufort High School is over crowded. The bottom line is that the quality of our high school is not dictated by the facilities but by the quality and dedication of our teachers, administrators and staff. In that regard, we on Lady's Island are extremely fortunate to have educators such as Principal Dan Durbin and all of the teachers and staff of Beaufort High School. Congratulations for being recognized as one of the top high schools in the nation.

Lady's Island- St. Helena Fire District Quarterly Report, By Chief Bruce Kline

During the quarterly reporting period of January 1, 2006 – March 31, 2006 your fire District responded to 308 emergency calls with an average response time of 5 minutes and 11 seconds. This is compared to same period in 2005 when we responded to 486 calls with an average response time of 6 minutes and 1 second. In addition, a total of 69 fire safety inspections were conducted and fire safety prevention/education classes taught to 150 children. Our in-house training totaled 2,545 man hours, topics included firefighter safety/survival, pumping procedures, hydraulics, leadership, area familiarization, and fire ground operations.

We are currently working through the budget process for FY 2007 and will request a small increase in the overall budget. This increase is projected to be virtually covered by the growth on Lady's Island. For example, if the requested increase is approved a home valued at \$200,000 would see an increase of only \$8.80 from last year's bill of \$240.80 to a 2007 total bill of \$249.60. With this increase we will be able to purchase two new pumpers replacing two of our front line pumpers that are over 15 years old. We will renovate two of our fire stations that are in desperate need of renovation/expansion. These stations were build at least 15 years ago and currently don't meet the needs of the firefighters using them each and every day. This proposed budget will allow us to purchase new administrative vehicles better suited for our district (private and county owned dirt roads). We will purchase much needed equipment, such as radios, defibrillators, and thermal imaging cameras. Each and every item will enhance our current capabilities and provide for better firefighter safety. Our proposed budget will have increases in operating expenditures such as fuel, training, insurances, and maintenance. Our personnel cost will increase slightly due to a cost of living increase and promotions, we are not asking for additional personnel in this budget. We have worked very hard on this proposed budget always keeping in mind the fact that we are dealing with our resident's tax dollars. We are very proud of the fact that Lady's Island-St. Helena Fire District provides top rate fire protection for less total operating cost than most other areas of Beaufort County. As always if your fire district can assist you please give us a call.

Lady's Island Facts:

Growth: For the last 10 years an average of 181 new homes have been built on Lady's Island each year for a total of 1,814 new homes. This means we have welcomed a new family to our community every other day for a decade. Our schools have seen an average increase in enrollment of over a 109 students each year. Lady's Island population in 1980 was 3,094 and today is estimated to be 12,234 for a 295% increase in population in 25 years.

First Quarter 2006 Real Estate Market: by Jerry Marlow, BIC, Coldwell Banker/Keyerling Real Estate

When compared to the same period the previous year the first quarter of the 2006 real estate market, north of the Broad River, saw an almost identical number of homes sold. What is worthy of note is the fact that with almost the same number of home sales the volume jumped 30% as a result of the cost of the average home increasing by 28% (median price jumped 22%). Lady's Island saw its first drop, in recent years, in the number of units sold as did Beaufort and Port Royal. Mossy Oaks doubled the number of homes sold and almost doubled its volume in spite of seeing a decrease in average and median selling price of their homes. This should come as a surprise to no one since the Mossy Oaks homes were able to remain in the "under \$200,000" range for which there is a very strong market. The following charts provide a comparison of the 5 major MLS areas' real estate data for the first quarter of 2006 compared to the same period in 2005..

FIRST QUARTER SALES COMPARISON						
AREA	UNITS		VOLUME (mils)		Avg Price	
	2005	2006	2005	2006	2005	2006
Beaufort	23	18	\$4.1	\$5.6	\$179,543	\$312,851
Mossy Oaks	14	28	\$2.6	\$5.1	\$186,850	\$184,073
Port Royal	35	31	\$5.0	\$8.3	\$142,380	\$268,443
Burton	54	66	\$11.9	\$16.4	\$220,481	\$248,039
Lady's Island	86	73	\$23.7	\$26.1	\$275,920	\$357,953
TOTAL	212	216	\$47.3	\$61.6	\$223,414	\$285,223

FIRST QUARTER INCREASES/DECREASES %				
AREA	UNITS	VOLUME	AVG	MEDIAN \$
Beaufort	-21.7%	36.6%	74.2%	44.8%
Mossy Oaks	100.0%	96.1%	-1.5%	-15.4%
Port Royal	-11.4%	66.0%	88.5%	26.9%
Burton	22.2%	37.8%	12.5%	26.8%
Lady's Island	-15.1%	10.1%	29.7%	34.5%
TOTAL	1.8%	30.2%	27.7%	22.3%

As can be seen from the data set forth in this article, with the selling price of the average home increasing almost 28% in the last 12 months, real estate remains a good investment..

A Different Type Of Real Estate Business:

Russ and Debbie Mitchell Fielden have relocated their newly formed real estate business, Southern Coast Realty, from its former Boundary Street location to their new location on Sea Island Parkway. The new office (across the street from Atlantic Rental & Dairy Queen) is located in the building where Aunt Evy's House & Garden Shop operated for almost 40 years.

Many know Russ (Rusty) and Debbie as the couple who were the original developers and operators of the four-diamond Beaufort Inn on Port Republic Street. After running the Inn for seven years, they took a well deserved vacation and time off to contemplate their next venture. Given their personal experiences in buying, developing, and selling real estate it seemed a natural course for them to dive into their passion with coastal real estate.

They knew they enjoyed and felt most rewarded when designing, constructing, and detailing the architecture and cosmetic features of the Beaufort Inn. So they decided, while they were quite capable of offering professional real estate brokerage services to clients, there was a special service they could offer which was unique....the convenience of having turn-key professionals to help you present your property at its very best. Property owners would appreciate the keen eye for the details, a flair for presentation plus the construction expertise to back it up.

Russ and Deb just let you relax. With the help of a full time crew, they work with your budget to personally insure your property will stand out in the crowd. The Fieldens have already established a track record of selling homes and raw land ranging in price from \$130,000 to over \$2,000,000 since opening their doors less than two years ago.

According to the Fieldens: "You should present your property in its best light, concentrate on the best features and then highlight them. Whether it's a home, a waterfront lot, acreage, or commercial, when presented, property must make its very best first impression. In order to sell in the least amount of time, it is most important to debut at its very best. The best part is that often it takes only a small effort or cost."

Russ is both a licensed realtor and general contractor and has a particular affection for marketing plus working with buyers and sellers on the details. Deb's contagious and warm enthusiasm coupled with her genuine love of home will get the emotions going in buyers and sellers. Working as a "husband/wife team" is a family tradition.

Debbie's mother and father (Mr. & Mrs. Bud Mitchell) worked side by side in the same building for many years at Sea Island Parkway. The well-known Mitchell Brothers, Inc., a family run construction company, is where many of Deb's relatives including her mother, Dot Mitchell, still play an active role in that family business.

We, at LIBPA, welcome Russ and Debbie to Lady's Island and appreciate their selecting the island as the location for their business.

If you would like to know more about the services available at Southern Coast Realty, you are invited to visit their web site (www.southerncoastrealty.com) or give Debbie or Russ a call (843-534-8876) or even better visit their new office and check out some examples of their past projects.

COMMUNITY PRESERVATION COMMITTEE REPORT:

The Lady's Island Community Preservation Committee met on April 24, 2006 at which time the following cases were considered with the results as indicated.

- A request from a property owner to include his property in the Expanded Home Business District. Since his property was behind property on Sams Point Road and his property did not have access to Sams Point Road it was recommended the request be denied. The intent of the original zoning was to limit the Expanded Home Business designation to those properties with access to Sams Point Road. However, to preclude a "gray" area from existing in the present zoning regulations the committee requested specific wording be added to the current regulations to insure the original intent was more clearly stated.
- A request from a property owner to rezone his property in the Little Capers Road area from Rural to Community Preservation. The committee recommended approval based on the fact that the original rural zoning appeared to be a map error vice intentional zoning. In such cases, there is no charge for the rezoning.
- A request from a property owner in the Brickyard Point Road area to rezone her property from Rural to Community Preservation. Since the request was in the form of a phone call and the applicant did not follow up with either a formal written application nor was present at the hearing, no action was taken as a matter of policy.

The Community Preservation Committee is established by the Beaufort county Zoning and Development Standards

Ordinance, consists of representatives of the Lady's Island Community, and is advisory in nature. Property owners or developers can schedule meetings with the committee to discuss/review rezoning request or prospective developments through Ms. Carol Tank, Beaufort County Community Preservation Planner (470-2728).

SPECIAL MAY COMMUNITY PRESERVATION COMMITTEE MEETINGS:

The Lady's Island Community Preservation Committee will conduct the following two special meetings during May.

Highway 802/Highway 21 Connector Road – Tuesday, May 9 at 10 AM in the conference room of the Lady's Island Airport. This meeting will consist of a discussion with Mr. Dan Robinson of Kimley – Horn who is presently conducting the study of the proposed connector road between Highway 21 and Highway 802.

Crystal Lake Park Design - Monday, May 15 at 10 AM in the conference room of the Lady's Island Airport. Mr. Truitt Rabin of the Land Plan Group who is conducting the initial design for the Crystal Lake Park will discuss the possible alternatives for development of the park and entertain recommendations.

Both of these meetings are open to the public.

HARGRAY CONTINUES TO EXPAND ON LADY'S ISLAND:

In 2003 Hargray made the decision to provide telecommunications services to Lady's Island. By September 2004 a majority of their infrastructure had been installed and their members on the island numbered 325. Mr. Tray Hunter, Community Relations Manager for Hargray reports that their present membership on Lady's Island exceeds 1000 homes. The Hargray services offered on the island include telephone, long distance, high speed internet and digital cable. Some of their current expansion projects include Holly Hall Road and Nickels' subdivision. For additional information regarding the areas in which their services are available you are invited to call the local Hargray Beaufort Business Office at 379-9000.