



October 2006 Newsletter

Island Notes:

Congratulations to the teachers, administrators and students at Coosa Elementary School, Lady's Island Elementary School and Lady's Island Middle School on the really impressive results from the Palmetto Achievement Challenge Test which test grades 3 through 8 in English/language arts, math, social studies and science. The results showed a great deal of effort on the part of both the students and teachers.

Domino's coming to Lady's Island. The owners of the Domino's franchise in Bluffton have indicated an intention to open a store in the former Winn Dixie (soon to be new home of Grayco True Value Hardware) shopping center.

Whitehall Project. At the present time it looks like actual construction of the infrastructure for the Whitehall project will begin in January of 2007.

Nice landscaping! The landscaping around the "Welcome to Lady's Island" sign at the McTeer Bridge really looks nice, thanks to the efforts of the Lady's Island Garden Club.

New Meeting Place For LIBPA In 2007:

A need for a new meeting place came with the closure of Ollie's Restaurant, which had served for years as the site of the monthly Lady's Island Business and Professional Association meeting. Marie Lewis, owner of the Sea Island Conference Center and a LIBPA member, very graciously offered the use of the Conference Center while the search for a new meeting place was conducted. Marie's hospitality combined with the comfortable atmosphere available at Conference Center and its central location made it a strong candidate to become our permanent meeting place. However, it quickly became obvious that we came to our monthly meetings in more cars than there was available parking space. Marie has indicated that efforts are presently underway to acquire some of the adjoining property and expand the amount of available parking in the future. However, this is not expected to occur in the near future.

After visiting all of the possible meeting locations on Lady's Island the decision has been made to continue meeting at the Sea Island Conference Center for the rest of 2006 (October and November, December is the annual oyster roast at the Sheriff's Camp). Starting with the January 2007 meeting our monthly LIBPA meeting will be held in the general meeting area of the Sea Island Presbyterian Church. This site will provide us with sufficient space, adequate parking and a central location. LIBPA will pay for the use of the facilities just as we have at other locations. A special thank you is extended to the Sea Island Presbyterian Church for its hospitality and willingness to share its facilities.

Finally, a special thank you to Marie Lewis for her willingness to share her Conference Center and serve as a very gracious hostess at the recent meetings.

Lady's Island Facts:

The Spelling Of Sams Point Road: In November 1999 Lady's Island County Councilman Mark Generales wrote an article in the Beaufort Gazette entitled "Make Sam's Point Road a Boulevard". He was quickly called to task, not for the contents of the article but his use of an apostrophe in the spelling of word Sams. When LIBPA, under Pat Harvey Palmer's leadership, lead the battle to erect street signs on Lady's Island, sure enough the signs were delivered with an apostrophe in the spelling of Sams Point Road. Many of the older maps show Sams spelled with an apostrophe. Even with all of this confusion, it is today generally accepted that Sams Point and Sams Point Road are named after the Sams family which has a history of owning property on Lady's Island and according to Gerhard Spieler, Beaufort historian and columnist for the Beaufort Gazette, "goes back a long way". So the apostrophe is correct in the spelling of Lady's as in Lady's Island and incorrect in the spelling of Sams as in Sams Point Road.

The Tall Utility Poles On Sams Point Road: According to SCE&G the requirement for electricity on Lady's Island has increased an average of 10% each year for the past decade. The 2003 project to widen Sams Point Road required relocation of all the electrical utility poles along the road. Considering the ever increasing demand for electricity, SCE&G

made the decision to use the required relocation as an opportunity to invest in a major capacity increase in the lines. To support the new heavy lines required larger and taller poles. The new power lines increased the electrical capacity by 250%. The poles are 85 feet tall. Why did we not put the new lines underground? The cost to do so was out of sight. SCE&G has no illusions that the present system, even with the increased capacity, can indefinitely meet future electrical needs on Lady's Island. Accordingly, there are SCE&G plans underway to once again increase the capacity of the electrical system on Lady's Island.

Tree Blight: In 2004 residents of Lady's Island started reporting their Redbay trees were dying. It turned out that the dying trees were the result of a blight of unknown cause that had started in 2002 in Southern Beaufort County and by the time it reached Lady's Island had killed over 80% of all the Redbay trees south of the Broad River. As it turned out it was a slow moving blight for which there was no cure and in time would kill all of the Redbay trees in the area. It continued to spread until it reached Hunting and Fripp Island after which it simply had no place to continue spreading. Today as you travel in Beaufort County you will encounter the many dead trees left behind from the 2002 blight.

U. S. Group Wins Highway 21 Contract:

The South Carolina Department of Transportation recently announced that U. S. Group, Inc. has been awarded the contract for widening of U. S. 21 on St. Helena. As reported last month this is the same company that widened Sams Point Road with such efficiency and cooperation with residents of the community that they were awarded the LIBPA Community Spirit Award.

They (U. S. Group) have requested that we pass on to our members and the Lady's Island community the following information regarding the Highway 21 project:

- The official start date for the project was September 7.
- No work will take place during holiday periods. This includes Thanksgiving, Christmas and New Years Day.
- No work involving lane closures will take place during daytime hours.
- A special web site is in the process of being established by U. S. Group to provide current and accurate information to the community regarding the project.

This is a very competent and professional construction company with a superb record for bringing their projects in "on time" and within budget. Welcome back to the Lady's Island and St. Helena area.

You Can't Pave Your Way Out Of Stupidity: by Jim Hicks, Lady's Island Planning Commission Representative

A few years ago, at a meeting to search for possible solutions to the Highway 278 traffic problems, a senior SCDOT transportation engineer opened the meeting with the statement that is the title of this article. Although the statement is funny, there is a grain of truth in it. We cannot solve all of our present and future traffic problems simply by building wider roads. We can, with the help of traffic engineers and planners, predict where our road systems are going to fail and hopefully have the vision and courage to take the steps necessary to solve the problems before they reach a crisis stage. The traffic engineers working on the Northern Regional Plan have identified 3 areas in northern Beaufort County that will fail by 2015 if we don't approve any more development than is already in the pipeline. They are Sea Island Drive, Sea Island Parkway/Highway 21 (especially the Village Center portion) and Joe Frazier Road. So what choices do we, the residents of Lady's Island, have other than to become increasingly frustrated with an ever worsening traffic situation? There may be more things we can do but for a start please consider:

Vote for the 1% Sales Tax: On this one please think local and vote local. If the 1% sales tax passes 20% of the money (\$35.5 million) will be spent on Lady's Island to widen Lady's Island Drive to 4 lanes, build a bridge parallel to the McTeer Bridge and redesign the intersections at each end of the road. It does not solve all of our traffic problems but it is the best and only realistic solution available.

Support efforts to find solutions now to the traffic problems on Lady's Island Parkway from the Wood's Memorial Bridge to the intersection BEFORE development reaches a point where the only answer is to divert traffic to Lady's Island Drive. LIBPA has requested that a portion of the funds from the original Lady's Island TIF be used to help support a joint City of Beaufort and Beaufort County study of how best to cope with the anticipated growth and traffic along the approach to the Woods Bridge. Some things are obvious. Growth is going to occur in this area. The present road system can't support the traffic that will accompany the growth. This is not the time to point fingers at who is to blame, it is time to work together to find possible solutions.

Support development of the Lady's Island Drive and Sea Island Parkway connector road. The study for this project is completed. You can see the recommended route on the LIBPA web site. Now is the time to make a decision as to building the road. This road is scheduled to be paid for by impact fees and has nothing to do (funding wise) with

the 1% sales tax. If the timing of the project is dependent on the outcome of the 1% sales tax lets make that fact public.

So although we cannot pave our way out of the results of past decisions (good or bad) regarding growth we can be an active participant in finding realistic solutions. Please give serious consideration to supporting the 1% transportation tax. We, on Lady's Island, have no alternative to the widening of Lady's Island Drive to relieve the traffic congestion. As to the road leading to the Woods Bridge that is the next crisis and the time to find answers is now. Finally, the connector road must be addressed and a decision made regarding its status (begin design of the road or put the idea in the bin with other "things to do"). Just because the connector road project may not be a popular solution to everyone, it does deserve to be decided on merit not emotion.

Community Preservation Committee Report:

The Lady's Island Community Preservation Committee met at the Lady's Island Airport conference room on Monday, September 12th to review the following agenda items.

- Request to rezone 4 adjoining parcels on Mayfair Drive from Community Preservation (residential) to Professional Office District.

Results: The Committee voted to oppose the requested rezoning since approval would impose additional commercial activities on an established residential neighborhood. It should be noted that the property in question is located in the Lady's Island Redevelopment District which is designed to promote residential redevelopment.

- Request to expand the boundary lines located within the Expanded Home Business District on a piece of property located at the intersection of Sims Point Road and Oyster Factory Road.

- The Committee voted to support the requested change and to sponsor a modification of the existing zoning map to allow the change to occur.

- Since Lady's Island zoning has been in effect since 2000 the Committee agreed to review each type of zoning within the Community Preservation boundaries to insure it is supporting the objectives of the community. The first type of zoning scheduled to be reviewed is the Expanded Home Business District located along Sams Point Road.

Items may be scheduled for LICP review by contacting Ms. Carol Tank, Community Preservation Planner, Beaufort County Planning Department (470-2728). The next scheduled meeting of the Lady's Island Community Preservation Committee is 10 AM November 13 at the Lady's Island Airport conference room. All meetings are open to the public.

Finding The "Just Right" Price For Your Home: by Jerry Marlow, President, Success Plus School Of Real Estate & Broker with Coldwell Banker Keyserling Real Estate

Realtors are fond of saying that to close on a house you must have two things - a willing buyer and a willing seller. This "willingness" evolves from both parties reaching an agreement as to what is a fair value of the house. Finding this "just right" price is a challenge in any type of market. It is even more of a challenge today when the basic nature of the real estate market appears to be transitioning from a "seller's" market to a "buyers" market.

The following chart provides a look at the September inventory as compared to the August inventory in an effort to determine if we are slipping into a "buyer's" market. Also, included in the chart, based on sales to date this year, is a picture of what price ranges a typical 100 buyers will target.

| Price Range (\$1,000s) | Number of Buyers by Price Range | | Available | NOB Inventory |
|------------------------|---------------------------------|-----|-----------|---------------|
| | Lady's Island | NOB | August | September |
| \$0 - 99 | 0 | 6 | 9 | 20 |
| \$100 - 199 | 26 | 37 | 149 | 168 |
| \$200 - 299 | 39 | 28 | 160 | 168 |
| \$300 - 399 | 13 | 11 | 111 | 104 |
| \$400 - 499 | 7 | 6 | 79 | 86 |
| \$500 - 599 | 4 | 4 | 40 | 42 |
| \$600 - 699 | 4 | 3 | 40 | 46 |
| \$700 - 799 | 1 | 1 | 23 | 21 |

| | | | | |
|--------------|------------|------------|------------|------------|
| \$800 - 899 | 2 | 1 | 16 | 19 |
| \$900 - 999 | 1 | 1 | 9 | 9 |
| \$1 million+ | 3 | 2 | 27 | 30 |
| Total | 100 | 100 | 602 | 713 |

Note: NOB – Total area north of the Broad River

Simply stated 70 out of ever 100 buyers will search for and eventually purchase a home priced under \$300,000. In the last 30 days the inventory of available homes has increased 18%. It is at the highest level I have seen in my 18 years of experience.

As to finding the “right price” to sell each home, I wish I could provide an easy answer but the truth is - there is not one. Today, we (realtors) can't just look at the price of a comparable property which sold 3 or 6 months ago (6 months is normally what appraisers use), as that is probably not a realistic price in today's market. The agents that stay up with the market and are able to use the available resources will be the ones that can advise the sellers as to the most realistic sales price and time on the market. In some cases it won't be what the seller wants to hear, but it will be closer to the truth. There really is a great deal of truth in the saying, “The worst thing a seller can do is list with the agent that is willing to list it for the highest price or the least amount commission”. It is times such as this, that the agents and agencies with the best marketing skills will shine.

Finally, I want to go on record that I still do not believe the real estate bubble has burst; it just has a slow leak (at this point).

Editor's Note: Mr. Marlow has over 18 years experience in the Beaufort real estate market both as an agent and a broker in charge. He also served as President of the Northern Beaufort County Realtor' Association. He presently is President of "Success Plus School of Real Estate".

Have We Priced Out Families With Children?:

Statistics tell us that we, in northern Beaufort County, can anticipate only 1 additional child being added to the public school rolls for ever 6 new homes built. In the past, this has not been true for Lady's Island which could plan on about 1 school age child for every 2 homes. That was true until school year 2005/6 when the number of new students actually decreased and yet 203 new homes were permitted. At the same time (2005) the average price to buy a home on Lady's Island reached an all time high of \$284,000 (the highest in northern Beaufort County). This school year the trend of higher priced homes and fewer students has continued with the average home price reaching \$321,000 and only 1 new student for every 12 new homes.

The following chart sets forth a comparison of recent Lady's Island public school enrollment, the number of new houses and the average selling price.

| School | 2001/2 | 2002/3 | 2003/4 | 2004/5 | 2005/6 | 2006/7 |
|---------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Coosa Elementary | 553 | 600 | 610 | 645 | 644 | 648 |
| L. I. Elementary | 327 | 365 | 396 | 394 | 415 | 405 |
| L. I. Middle | 689 | 633 | 691 | 699 | 710 | 700 |
| Beaufort High | 1,559 | 1,615 | 1,579 | 1,688 | 1,648 | 1,680 |
| Total Public School Enrollment | 3,128 | 3,213 | 3,276 | 3,426 | 3,417 | 3,433 |
| Student Increase/Decrease | +85 | +63 | +213 | +150 | -9 | +16 |
| # of Houses Built On L. I. | 169 | 163 | 263 | 204 | 203 | 280* |
| Avg. House Price (1,000s) | | \$179 | \$222 | \$241 | \$284 | \$321 |

* Note: The 2006 number of new houses is a projected figure based on the number of permits issued as of June 30.

It is fully understood that “figures lie and liars figure”. It is also accepted that there are many additional factors such as Lady's Island Elementary being a “school of choice”, St. Helena being in Lady's Island Middle School attendance zone and the Beaufort High School including children from the general Beaufort area. Having acknowledged all of those and many other variables we should still ask the question – Can the average family with school age children afford to buy a

house on Lady's Island and if not, what effect does that have on our community?

Density, Dollars And Design:

With work underway to develop a Northern Regional Plan we will once again see the rise of controversy over the word "density". In land planning and development the word refers to the number of houses or residential units which can be located on 1 acre. For a developer the word density and dollars are often interrelated in that the more houses allowed on 1 acre of land the more potential profit that exist. There is a school of thought that says it is not the density that should matter but the design of the development.

The northern part of Lady's Island, due to being in the Air Station flight path and the site of a portion of an aquifer recharge area, is zoned rural and has the lowest density (1 house per 3 acres) on the island. Rural zoned property has the same (1 house per 3 acres) density anywhere in the county. In that portion of residential area immediately adjacent to the Village Center designated Redevelopment District and designed to promote redevelopment, there is no density limit but very strict standards on design. The majority of the rest of the island, which is residential, is zoned Community Preservation which allows a maximum density of 2.0 or 2 units per acre.

These density numbers have little meaning unless you can translate them into appearance. Following are some of the existing and planned communities along with their approved densities (units/acre).

| Community | Approved Density | Status |
|------------------------------|-------------------------|-----------------------------------|
| Dataw Island | 1.10 | Near Build Out |
| Distant Island | 1.10 | Development In Progress |
| Coosaw Point | 1.22 | Development In Progress |
| Pleasant Point | 1.46 | Development In Progress |
| Magnolia Court | 1.72 | Development In Progress |
| Telfair | 1.80 | Near Build Out |
| New Point | 2.45 | Near Build Out |
| Cat Island | 2.65 | First Phase of Development |
| Cane Island | 3.01 | First Phase of Development |
| Greenheath | 3.20 | Planning Stage |
| Celadon | 3.20 | First Phase of Development |
| The Village | 5.72 | Planning Stage |
| Tradewinds Plantation | 6.30 | First Phase of Development |

For general information Greenheath is to be located next to Coosaw Elementary School, the Village will be located on property between Sams Point Road and Sunset Bluff and site preparation is presently underway for Tradewinds Plantation which is located adjacent to Dow Road.

As can be seen, determining the correct density for a project depends on the design of the development and location. During the process of developing a Northern Regional Plan there will be a great deal of pressure to increase the density of undeveloped property and especially that presently zoned as rural. Increased density is often perceived to equate to increased profit for the land owner and the developer. But increased density can equate to increased property taxes for governments. As has been demonstrated in southern Beaufort County increased density without good planning on a regional level can also result in over crowded and under funded schools, roads, parks, libraries and similar infrastructure problems. There are no simple answers but we in northern Beaufort County and on Lady's Island still have undeveloped land and an opportunity to learn from mistakes of others. We should try very hard to do it correct this time. There will be no second chance.

The Gentrification Of The Village Center:

In 1964 English sociologist Ruth Glass coined the term "gentrification" in describing the transformation of a shabby portion of London, where most residents were renters, into a place with elegant and expensive residences. Today gentrification refers to the process whereby dilapidated neighborhoods are restored, refurbished or rebuilt usually in conjunction with changing demographics and an influx of wealthier residents. Portions of the residential sections of the Village Center appear susceptible to some form of gentrification.

When the Community Preservation Committee was drafting the zoning for the Village Center in 1999 the question of promoting residential redevelopment was investigated. Of specific concern were those areas which consisted primarily of older rental trailers which were well past the point of rehabilitation and in their last stages as viable rental property. The question of how to encourage investment in these areas was posed to a group of local developers. Their recommendation was to allow increased density and simplify the permitting process. Over the period of a year the members of the Committee, local developers and representatives of the County Planning Department worked to define the details for establishment of a Redevelopment District which would promote investment in the targeted areas while still insuring attractive design standards. However, when the necessary ordinance was completed, implementation was placed on hold as a result of concerns as to potential traffic problems resulting from the new high school in the Village Center. Finally, after 2 years of reviewing all of the factors involved, the decision was made in 2004 to recommend to the community and County Council the establishment of a Redevelopment District in the general vicinity of the Village Center. After many meetings with property owners and members of the community a Redevelopment District was established.

In the next 2 years, after establishment of the Redevelopment District, only one developer chose to use the concept for residential construction. The reason was not complicated. Acquisition of property in the Redevelopment District usually involves acquiring multiple parcels from different owners. As long as undeveloped property in other locations is available at a competitive price most developers will take the easy route even with lower density. Only recently, with increasing land cost, has the Redevelopment District concept started to look economically attractive to both developers and land speculators.

The combination of new homes and condominiums being built along Factory Creek and the Whitehall Project is going to promote change in the general nature of the Village Center. With the introduction of million dollar lots (Whitehall) and high end condominiums being located across the street from vacant, dilapidated houses, gentrification is not far behind. If new homes and apartments replace the older existing residences, gentrification will produce some obvious positive effects and some less desirable. The demographics, both racial and economic, of the residents of the areas in question will change due to the increase in the cost of both owning and renting homes. Those presently using the trailers and dilapidated homes will be displaced to areas further away from the Village Center. Although, the relocation of low income families is not a deliberate objective of gentrification process, it does appear to be an inevitable consequence. This will not happen over night but based on the experiences of similar high growth areas it will happen. The challenge is to keep the housing in the rental or purchase price range of our teachers, policeman, nurses and similar occupations which are critical to our community. So will the establishment of a Redevelopment District be a success? Only time will tell. But at least LIBPA and its members are working to seek solutions instead of simply hoping the market will produce good results.

Growth, The Community Preservation Committee and LIBPA:

The charter of The Lady's Island business and Professional Association (LIBPA) clearly states that the objective of the organization is to promote the planned, orderly growth and development of Lady's Island. To define an objective and to accomplish it is often two very different things.

Most of our members are very familiar with the basic LIBPA organization which consists of the standard officers (president, vice president, secretary and treasurer) and a board of directors. The LIBPA board of directors is unique in that it includes standing positions for key elected (school board, county council) and appointed (planning commission, Parks and Leisure board) individuals representing Lady's Island.

What is less well known is the LIBPA sponsorship of the Lady's Island Community Preservation Committee. This committee was formed in 1999 and is officially authorized by Beaufort County Zoning and Development Standard's Ordinance for the purpose of developing zoning standards for the Lady's Island area. Specific Community Preservation areas were designated as part of the Comprehensive Plan and consisted of those areas with unique community characteristics (St. Helena) or those facing intense growth pressure (Lady's Island). As a result of being the fastest growing area in northern Beaufort County, Lady's Island was selected as the site of the first attempt to develop community zoning standards.

After 2 years of work by members of the committee and the community the present Lady's Island Community

Preservation zoning was approved as an official ordinance. It was also approved by the Beaufort City Council as a general guide for city zoning on the island which might occur as part of annexation. Following approval of the present zoning the committee's role has consisted of reviewing how well the zoning worked, determining where changes are needed and sponsoring those changes. In addition, the committee monitors requests for zoning changes, annexations and applications for new developments. In most cases, the developer or individual property owner schedules a meeting with the committee prior to actual application. At these monthly meetings (first Monday of each month) the zoning or project will be discussed and the applicant advised as to the committee's support, concerns or opposition. This support or opposition will be provided to the appropriate planning department (city or county) for consideration. If it is a zoning change which is requested and review it appears that such change is a matter in the best interest of the general public, the committee will sponsor the zoning change versus the individual property owner.

To the degree possible, membership on the Lady's Island Community Preservation Committee was originally and continues to be designed to represent as many different aspects of the island as possible. Although there have been some changes from the original membership most of the following present members have a long history with the committee.

Jim Hicks – Chairman/ Lady's Island representative to the Planning Commission
Jane Frederick – Vice Chairman/ Architect
Pat Harvey Palmer – President of Realtor's Association
Dr. John Coxum, PHD – Retired educator
Jan Malinoski – Bank Vice President
Matt Trumps – Realtor/Developer
Jane Hincer – Contractor
Charlie Schriener – Retired Military/former member of LISH Fire District Commission
Bob Stoothoof – President of Pathways Connect
Carol Tank – Beaufort County Planning Department

LIBPA's sponsorship of the Lady's Island Community Preservation Committee includes financial support in regard to conducting community meetings, paid newspaper articles and general publicity requirements such as notification of public hearings. In addition, access to the LIBPA newsletter and web site is provided to allow communication with the Lady's Island community in regard to the committee, their actions and the projects being considered. It is a partnership with a history of success.

Editor's Note. The Lady's Island Community Preservation Committee meets monthly at 10 AM at the Lady's Island Airport on the first Monday of each month. All meetings are open to the public. Items for discussion with the committee can be scheduled by calling Carol Tank, Beaufort County Community Preservation Planner at 470-2728.

The Election And Lady's Island:

On the ballot in the November general election are a number of items for your consideration. As a matter policy, Lady's Island Business and Professional Association does not support or oppose individual candidates for elected office or political parties in general. On most issues the role of LIBPA is to provide the best information available to help you make an informed decision. Exceptions to these rules are those specific ballot items which can, by their winning or losing support of the voter, have a significant effect on Lady's Island. Such are the ballot referendums for the 1% sales tax and the Rural and Critical Land Preservation Program. Simply stated, if these two items win Beaufort County voter's approval in November; Lady's Island, as the fastest growing area in Northern Beaufort County, will have much fewer problems in the future. Here is why.

Beaufort County 1% Transportation Sales Tax. Every transportation study to date says Lady's Island Drive (SC 802) is over capacity now and will only continue to get worst until the road is widened. The outlook is even darker for the portion of Highway 21 leading to the Woods Memorial Bridge. Approval of the sales tax will guarantee that Lady's Island Drive is widened to 4 lanes, a bridge parallel to the McTeer Bridge is built and the intersections at each end of Lady's Island Drive improved. There may be a state or federal "tooth fairy" type of source for the \$35.5 million required for the Lady's Island Drive project and the \$116 million for the other 9 projects to be funded by this referendum. In 6 years we can have these projects paid for and then decide if the sales tax should continue. Do you really want to wait for the "tooth fairy" to arrive and allow the decision to be made on political merit?

Rural and Critical Land Preservation Program. This is not a new program. Rather, it is a request for your approval to borrow sufficient funds (\$50 million) to continue an existing program that has to date removed over 10,000 acres in Beaufort County from potential development, guaranteed 1,500 fewer homes and reduced the daily traffic by 26,000 cars. On Lady's Island the land for the 16 acre Crystal Lake Park was purchased by this program. Also, 65 rural acres located along the northern portion of Brickyard Point Road with 3200 feet on Johnson Landing Creek was jointly

purchased (50% County/50% Marine Corps) and has great potential for a future passive park. The cost to continue this program for the individual home owner would be about \$16 in increased taxes on a \$200,000 home. There is a great deal of undeveloped property on Lady's Island that is a potential candidate for this program. For example, wouldn't it be great if some (or all) of the 90 acres of undeveloped property adjacent to the Coosa Elementary School could be purchased instead of developed?

So (1) PLEASE VOTE (2) vote for the individual candidates who you personally believe are best qualified, (3) make your own decision regarding the proposed constitutional amendment which would cap individual property values to a 15% increase at the time of reassessment and finally, please give serious personal consideration and research to the question of supporting the 1% Transportation Sales Tax and the Rural and Critical Land Preservation Program. Our research indicates that support of these 2 initiatives is in the best interest of both our community and our county. We hope that on election day you will agree.

Editor's Note: If you desire additional information regarding the 1% sales tax or the Rural and Critical Land Preservation Program please visit the LIBPA web site (www.libpa.org) for past LIBPA newsletter articles on the subjects in the following issues - September ("The Truth Is in There Somewhere" and "Add a New Bridge Now") and August ("The 1% Sales Tax Question Returns"), July ("Lady's Island Roads in the Year 2025" and "Origin/Destination Transportation Study Results") and February ("Rural and Critical Land Preservation Program –Continue or Stop").

School Facilities Planning & Management By Jim Bequette, Candidate for District 7 School Board Representative

In his report to the Board of Education, Interim Superintendent Dr. Phillip McDaniel brought some common sense thinking to District needs for new facilities. After only thirty days on the job, the ideas that he put before the Board were very refreshing.

The first of many innovative ideas presented was to have the District central offices move from their current location on King Street to the under-utilized second floor of Beaufort Elementary School. The staff is currently crowded into about 16,000 square feet compared to 33,000 feet available on the second floor of Beaufort Elementary.

This is a huge money saving idea. The previous Superintendent had wanted to build a facility in Okatie at a cost of more than \$13 million. It will cost something to renovate the second floor of Beaufort Elementary but that will be insignificant compared to the cost of a new facility. Also the school administration will remain close to the seat of county government for easier communications. Dr. McDaniel would move ahead with planning such a move if authorized by the Board.

Other areas he mentioned concerning facilities were the need to standardize design of schools, reconsideration of school attendance zones in order to better utilize current facilities, and improved facilities planning and construction management.

McDaniel confirmed what many already knew about the cleaning and maintenance of our school facilities. Most are not cleaned well and often maintenance is delayed and then poorly performed. Yet, this writer's analysis shows that we are spending \$6.8 million more than a peer county when the cost per square foot for maintenance and operations of our buildings is analyzed.

This candidate will support a complete study of facility needs based on realistic forecasts of growth and the number of students associated with that growth. Schools should be built where and when they are needed. Mistakes of the past should never be repeated.

The Board needs a policy concerning neighborhood schools on Lady's Island. Currently Lady's Island Elementary has students from other areas attending because it has been designated a school for the arts. Is this the best use of the facility with the overcrowding at Coosa Elementary School?

Based on information obtained with a freedom of information request this writer has learned that the legal and auditing fees now exceed \$90,000 for the so called "accounting errors" announced by the Board Chairperson some months ago. It is past time for the Board to come clean with the public about this expenditure. Who received the improper payments? Why is so much being spent to resolve the matter? Did the Board exercise its oversight responsibility during the 2000 referendum construction?

I look forward to serving as your School Board member for the next four years. I pledge to strive to improve the education of the children of Beaufort County while eliminating waste from the system. Thank you for allowing me to communicate with your membership.

Should you choose to vote a straight party ticket on November 7, please remember that you must vote separately for your school board candidate.

The Beaufort County School Board election - What Is It About?: By Rev. Dr. Elijah Washington, Candidate for District 7 School Board Representative

There are those who believe that schools should be concerned with developing their student's academic and proficiency levels; and their physical and emotional health, while ensuring that these same students are respectful, responsible and caring. They believe that graduates should contribute to the community and the world by being productive at work or home even during their leisure time. These are the qualities which they desire not just for the advanced children but for each and every child.

What then is the Beaufort County School Board election about?

This School Board election is about "real" problems. Some of these "real" problems include but are not limited to:

The problem of understanding people.

The problem of adverse economic and social conditions.

The problem of finding the most effective and efficient way to educate and to monitor the educational process and progress of our children.

This election is about the need for the involvement of "real" people. These are people who are unquestionably interested in all of our children. These are people who are determined to find and define whatever problems there may be. These are people who are willing to devote the time and energy necessary to solve any problems which are hindering their children from success in education.

I believe that I am one of the "real" people needed to join in the effort to secure the future of the Beaufort County School System. I say this because my interest is "real". I have no personal or political agenda.

My concern is "real". It is only that all children in Beaufort County be given the opportunity to obtain the best education possible.

My dedication is "real". It is only to put forth all of my effort toward the goal to make the Beaufort County School System what it ought to be.

In conclusion, I believe that this election is about "real" people like me coming forth to work together with "real" people like you to not only fix but perpetuate a school system that meets the needs of our children in an ever changing society.

I look forward to serving the Beaufort County School system and Beaufort County well.
