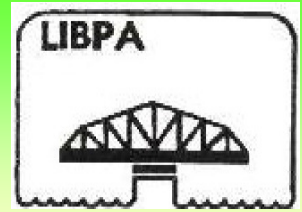


# IBPA

LADY'S ISLAND BUSINESS AND PROFESSIONAL ASSOCIATION



April 2009

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## GUEST SPEAKER FOR APRIL

Gary Kubic  
Beaufort County Administrator



Mr. Kubic has served as Beaufort County Administrator for the past 5 years. His professional career includes 35 years of experience in government administration. He holds a Bachelor of Science degree in Business Administration from Ohio State University and a Juris Doctor Degree from the University of Akron, School of Law in Akron, Ohio. Specific subjects he has been requested to include in his discussion with our members are:

- What is the financial health of Beaufort County government?
- From a county viewpoint, the steps necessary to cope with the economic downturn.
- Is northern Beaufort County heading for a “metro” form of government?
- Will the “Stimulus” economic package help Beaufort County?
- Greatest challenges facing Beaufort County.

Meeting: Tuesday, April 14, 8 AM at Sea Island Conference Center

Invite your friends and neighbors

Open to the public.

Hope to see you there!

## MEMBERSHIP REPORT

To those of you who have already paid your 2009 dues, please accept our appreciation for your prompt response and support of LIBPA.

The good news is that most LIBPA members have responded to the initial request to pay their annual membership dues. Obviously, the bad news is that some of our members have not gotten around to sending in their dues. A glance at the list of unpaid members confirms that most are long time members who simply forgot to write the check (\$45).

So, in case the first request has gotten lost on your desk or just slipped your mind, we will drop a reminder in the mail this month. If you are not sure as to your status as to the 2009 dues, just call Judy Smith (522-0066) and she will check our current membership roster.

If something crosses in the mail, please accept our apologies and thank you in advance for your support.

## ONCE AGAIN – LOCK YOUR CAR DOOR

Recently a Brickyard Point Road community was the target of an individual or individuals stealing anything possible from cars located in driveways with the doors unlocked. Vehicles with the doors locked were bypassed in favor of those with unlocked doors. The stolen property ranged from coins for parking meters to prescription eye glasses. For those that leave their garage door opener in the car, please remember Sheriff Tanner’s warning that, in the past, burglars have used the garage door opener taken from an open car in the drive way as means to get into homes. Let’s all try just a little harder to remember to lock those car doors regardless of whether it is in the grocery store parking lot or our driveways.



**Lady’s Island Business Pamphlets.** Another reminder that copies of the LIBPA sponsored Lady’s Island Business pamphlet are available and free at Hometown Realty (522-0066). LIBPA insures they are available at the Chamber of Commerce Visitor’s Center and the Lady’s Island Airport.

## IS AFFORDABLE HOUSING IN BEAUFORT COUNTY A MYTH?

The new version of the affordable housing portion of the Beaufort County Comprehensive Plan points out the following areas that merit concern by our community:

- Insufficient “workforce” housing which is deemed as occurring when those types of employees (teachers, firemen, police) critical to making the local economy work cannot afford to live in the area.
- A shortage of any housing in the general area of employment for those employed at lower paying jobs and thus forcing long commutes to lower priced housing areas.
- Substandard housing which is exactly what it says, housing that does not provide occupants a standard level of shelter.
- Homeless families or individuals.

While attempting to identify the nature and type of housing problems in Beaufort County and determine possible solutions the following statistical data was developed.:

- ◆ Between 2000 and 2006 median income in Beaufort County remained flat, growing by only 1% while the median rent increased by 30% and the median value of an owner occupied home went up 91%. Simply stated most people in Beaufort stayed in the same income bracket but a larger portion of their paycheck went for housing.
  - ◆ The median age of a typical house in Beaufort County is only 23 years (built in 1986) as compared to 31 years old (built in 1978) statewide and 38 years of age (built in 1971) nationwide.
  - ◆ In 2000, 14.9% of Beaufort County’s housing stock consisted of mobile homes
- ◆ It is estimated that 4,430 homes in Beaufort County are substandard. These consist of 3,584 conventional homes and 846 mobile homes. The largest numbers of these units are on Port Royal Island.
  - ◆ With a home owner-occupancy rate of 73% Beaufort County exceeded both the state rate of 70% and the national rate of 66%. Interestingly, the highest rate of owner-occupancy was in the Town of Bluffton which in 2005 had an 83% owner – occupancy rate.
  - ◆ Beaufort County has a vacancy rate of homes of 23.8% which is an illusion directly attributable to Hilton Head Island where 42% of the housing units serve as a second home with only occasional occupancy.
  - ◆ In 2007, with the help of the Department of Social Services and other local agencies, only 33 homeless persons could be identified in Beaufort County and of these only 4 were deemed to be chronically so.
  - ◆ The Beaufort Housing Authority owns and operates 295 public housing units and administers 574 Section 8 vouchers. In August 2008, there were 120 households on the waiting list for public housing and 500 on the waiting list for Section 8 vouchers. The Housing Authority recently received \$652,145 as part of the federal “stimulus” money.

which is less than the state average of 20.3%. Most of the mobile homes (78%) are concentrated in Sheldon, Burton, Grays Hill and St. Helena Island.

◆ The Marine Corps and the Navy provide a total of 1,718 single family units at Laurel Bay, Parris Island and on the grounds of the Naval Hospital.

◆ Beaufort County Council has indicated an intention to implement the concept of “inclusionary” zoning. Mandatory inclusionary zoning requires developers to offer a percentage of their residential development at prices which are “affordable” to lower income residents. For compliance with this program they receive benefits such as increased density. If a developer desires to not participate in this program one of the alternatives is to contribute to a “housing” fund which would be used to support affordable projects. As usual the bottom line is about money in that if a developer makes some homes more affordable he must make some others more expensive, even with increased density. This concept has been successful in some areas but it is complex and controversial.

As can be seen from the statistics the problem of affordable housing is very real in Beaufort County. It has been made even more complicated with the recent “housing crisis”. The sad truth is that there are no simple solutions to the challenge of providing adequate, affordable shelter to meet the needs of everyone. History would appear to tell us that although government efforts can help this problem, it cannot solve it. The good news is that in Beaufort County many public, private and individual efforts are presently being implemented in an attempt to reduce the problem of insufficient affordable housing. Hopefully, together, we can take care of our neighbors in these challenging times.

## FOR THOSE 65 AND OLDER

The U. S. Census Bureau recently reported that by 2050 20% of the population of the United States will be age 65 or older. To better understand what this means, a close look at the over 65 group in 2007 provided the following:

- 80% own their home.
- There are 100 women for every 75 men.
- Have a median household income of \$28,305.
- Have a median family net worth of \$190,100.
- 54% are married.
- 15% work.
- 78% register to vote and 63% will actually go to the polls.
- Florida had the largest over 65 population (17%), followed by West Virginia.

What is not included as part of the study but is recognized and appreciated in Beaufort County is the high degree of community involvement and generosity of our retired community. It is a better place due to their significant contribution.



## WHAT IS REALLY GOING ON AT LADY'S ISLAND MIDDLE SCHOOL?

By Terry Bennett, Principal, Lady's Island Middle School

Lady's Island Middle School is about to go through a very exciting transformation. This conversion will take place on numerous levels: curriculum, grade levels, staffing, daily schedules, student make-up and building configuration. However, to move forward it helps to know a little of where we have been.

When Lady's Island Junior High School opened in the summer of 1984, the building was considered to be state of the art. The building served grades 7-9. In 1984, five elementary schools fed into LIJHS. During the late 1980's the school made the transition to Lady's Island Middle School. During the 1990's the school expanded to well over 1200 students and numerous mobile units were needed. To deal with the overcrowding, The Humanities School was opened on Burroughs Avenue to help deal with the excess numbers. Around the turn of the century Beaufort Middle School opened (the humanities school was moved into BMS and closed its doors on Burroughs Ave). LIMS was reduced in size to serving just grades 6-8 with three feeder schools: Coosa Elementary, Lady's Island Elementary, and St. Helena Elementary.

During the 1990's and the first decade of this century, growth shifted. Student population has dropped on St. Helena while both the general and student population has increased on Lady's Island. Coosa Elementary has become overcrowded with numerous mobile units and Lady's Island Elementary has reached capacity as a result of an arts-infused curriculum and attendance by choice. At the same time, Lady's Island Middle School has not been growing; in fact the population has continued to go down. In an attempt to reduce to population issues at Coosa Elementary School and Lady's Island Elementary School, the 5<sup>th</sup> grade students from these two schools will be moving to LIMS starting next school year. Lady's Island Middle School will be transformed into two separate schools: an intermediate school serving grades 5 & 6 and a mid-

dle school serving grades 7 & 8. The two schools will be in separate parts of the building, they will have separate entrances, offices, schedules, start times, breakfast times, lunch times, etc. The Intermediate School will have its own disciplinarian, their own guidance counselor, its own mascot, its own dress uniforms, and a recess time built in the schedule. The two schools will share the academic arts (specials), media center, lunchroom and principal!

This past school year changes took place in many ways, but most of these changes were behind the scenes. We focused on law and order: stricter policies and better supervision. We focused on routines. We built a schedule to meet the needs of students. We mapped what would be taught and when it would be taught. We sought out additional ways to communicate to parents. We hold the students accountable and we hold ourselves accountable. These changes came about because of the administrative leadership in the building. Mr. Jones and Mr. White handle the discipline, the security, the maintenance and other building issues. Mrs. Morillo handles the curriculum and instructional aspects. She is very good and recently was named the Middle School Assistant Principal of the Year for South Carolina. They are a great team. We do not let issues fester—we address them immediately.

Obviously whenever change takes place, people can become a little uncomfortable. This is a natural reaction. However, the middle schools in Beaufort County have been struggling. LIMS is no different. The changes that are in the process and will take place will only improve the situation. The changes before us are no different than the challenges the students face each day. Middle schools have a very interesting task. We are the conduit be-

tween elementary schools and high schools. We are the brackish water between the large sea water basin and the fresh water tributaries. Students must learn to deal with new students, a changing body, different curriculum, challenging life choices, often diminished parental involvement, peer pressure, and a culture of accountability. However, we can meet them half way. We can keep them on the right path and continue to build upon past successes.

During the month of April we will hold a series of rising 5<sup>th</sup> & 6<sup>th</sup> student visits and we will also hold a series of parent orientation meetings. These visits and meetings will bridge the transformation. They will give students and parents a taste of what is ahead of them. It will give them a chance to see LIIS/LIMS up close and personal. What they will see waiting for them is a school well prepared to meet the challenges ahead and a caring environment waiting to build relationships.

We encourage parents and the community to get involved with Lady's Island Middle School. We have numerous opportunities: School Improvement Council, PTO, volunteers in school, volunteers out of school, fundraiser promotions, etc. Together we can make a difference.

*Editor's Note: Mr. Bennett, as the former Principal of Lady's Island Elementary School, has a proven record of success in guiding schools through the changes necessary to attain academic excellence. He and the staff and teachers at Lady's Island Middle School deserve the full support of us all as they guide LIMS toward being able to better serve the children of our community.*

## A TOUGH DECISION FOR CHALLENGING TIMES

By Jim Hicks, Lady's Island Planning Commission Representative

At a recent meeting of County Council, Lady's Island Councilman Paul Sommerville stood up against proposed changes to rural zoning that would allow an additional 448 houses to be built in the rural area of Lady's Island and an additional 1,968 homes on St. Helena. The change would also eliminate rural residential zoning.

As we struggle to increase the capacity of our roads and bridges, authorizing an additional 2500 homes to be built on the two islands is illogical. County Council did not make a final decision on the proposed zoning changes but sent it back to the Land Management Committee to search for a compromise solution. Thanks Councilman Sommerville for having the political courage to just say "no". There is not a lot of compromise possible in regard to the capacity of our roads and bridges.

## DAYS ON THE MARKET FOR RESIDENTIAL PROPERTY

By Everett Ballenger. Owner/BIC of Ballenger Realty and 2008 President of Beaufort County Association of Realtors.

One of the most common questions realtors receive from home owners is “How long will it take to sell my home?” We all know that every home is different and the time required to match the home with a buyer varies based on a wide variety of factors. However, we can take the inventory for last March and compare it to the inventory for this March with emphasis on how long each price range has been on the market. The following data provides a look, by area and price range, of the number of days on the market.

| Price Range            | Days on Market. |             |             |             |             |             |             |             |               |             | Total<br>2008-2009<br>Ave 191 Days |                                    |
|------------------------|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------|-------------|------------------------------------|------------------------------------|
|                        | Beaufort        |             | Mossy Oaks  |             | Port Royal  |             | Burton      |             | Lady’s Island |             |                                    | Total<br>2007-2008<br>Ave 176 Days |
|                        | 2008<br>Mar     | 2009<br>Mar | 2008<br>Mar | 2009<br>Mar | 2008<br>Mar | 2009<br>Mar | 2008<br>Mar | 2009<br>Mar | 2008<br>Mar   | 2009<br>Mar |                                    |                                    |
| \$0 to \$99,000        | 183             | 79          | 160         | 232         | 000         | 75          | 177         | 161         | 103           | 135         |                                    |                                    |
| \$100,000 to \$199,999 | 120             | 155         | 158         | 145         | 146         | 142         | 140         | 149         | 158           | 183         |                                    |                                    |
| \$200,000 to \$299,999 | 181             | 201         | 213         | 155         | 153         | 123         | 196         | 205         | 178           | 193         |                                    |                                    |
| \$300,000 to \$399,999 | 174             | 195         | 150         | 256         | 155         | 37          | 250         | 273         | 166           | 232         |                                    |                                    |
| \$400,000 to \$499,999 | 241             | 150         | 173         | ---         | 110         | ---         | 282         | 433         | 164           | 342         |                                    |                                    |
| \$500,000 to \$599,999 | 248             | ---         | ---         | ---         | ---         | ---         | 138         | 468         | 139           | 353         |                                    |                                    |
| \$600,000 to \$699,999 | 161             | ---         | ---         | ---         | ---         | ---         | 349         | 533         | 268           | 247         |                                    |                                    |
| \$700,000 to \$799,999 | ---             | ---         | ---         | ---         | ---         | ---         | 273         | ---         | 296           | 427         |                                    |                                    |
| \$800,000 to \$899,999 | 12              | 270         | ---         | ---         | ---         | ---         | 376         | ---         | 100           | ---         |                                    |                                    |
| \$900,000 to \$999,999 | ---             | ---         | ---         | ---         | ---         | ---         | 170         | ---         | ---           | 339         |                                    |                                    |
| \$1,000,000 and up     | 299             | 110         | ---         | ---         | ---         | ---         | 115         | 180         | 225           | 109         |                                    |                                    |

*Note: Blank spaces indicate no homes in the indicated price range for that area.*

When I started compiling the above statistics, I fully expected to see the 2009 average “Days on the Market” to be considerably longer. As of March 10<sup>th</sup> the overall average time went from 176 days in March 2008 to 191 days in March 2009 ...only about an 8% increase! But as mentioned before, actual home sales are down, and it does not take much to swing the numbers one way or the other. As Burton and Lady’s Island have the most sales they are probably more indicative of what the market is actually doing at this time. The average time on the market for a home on Lady’s Island in 2009 was 215 days as compared 173 days in 2008. As to Burton, the figures were 184 days in 2008 and 195 days in 2009.

As we look at the price range of \$300,000 and above, the days on the market (DOM) have definitely increased. Below \$300,000 the increase in time on the market is proportionally much less and in some cases, even a shorter time. In other words, although there are some exceptions, the higher the price of the home, the fewer the potential buyers and the longer one can anticipate the home to stay on the market. Today’s average buyer in Beaufort is looking for a bargain and in a price range which they can qualify for a mortgage in an ever tightening mortgage market. Price has always mattered but probably never more than in today’s market.

## NUMBER OF FORECLOSURES AND BANKRUPTICIES INCREASE IN FIRST QUARTER

The number of Beaufort County homes involved in either foreclosure or bankruptcy procedures saw a significant increase in the first quarter of 2009. For the area north of the Broad River the number of foreclosures jumped 74% while southern Beaufort County saw an increase of 47%. The number of homes involved in both bankruptcies and foreclosures in the City of Beaufort and St. Helena experienced sharp increases. Following is a comparison of the number of homes involved in bankruptcies and foreclosures in Beaufort County in December 2008 and March 2009:



| Location               | Foreclosure |            | Bankruptcy |            |
|------------------------|-------------|------------|------------|------------|
|                        | Dec 08      | Mar09      | Dec 08     | Mar 09     |
| City of Beaufort       | 20          | 39         | 23         | 37         |
| Town of Port Royal     | 2           | 9          | 5          | 6          |
| Lady’s Island          | 16          | 20         | 12         | 7          |
| St. Helena             | 10          | 18         | 4          | 14         |
| Seabrook               | 3           | 3          | 7          | 3          |
| Sheldon                | 1           | 3          | 2          | 2          |
| Burton                 | 1           | 0          | 1          | 0          |
| Total Northern Bft Cty | 53          | 92 (+74%)  | 54         | 69 (+28%)  |
| Total Southern Bft Cty | 180         | 264 (+47%) | 53         | 66 (+25%)  |
| Total Beaufort County  | 233         | 356 (+53%) | 107        | 135 (+26%) |

*Editor’s Note: The basic data presented in this article is derived from [www.foreclosure.com](http://www.foreclosure.com).*

## FIRST STEPS PARTNERSHIP – FIGHTING THE GOOD FIGHT

As part of a state level effort to have all of the children of South Carolina better prepared to enter public school the state of South Carolina established the First Steps to School Readiness Program. At county level this program is called the First Steps Partnership and operates with approximately a \$1 million budget derived from federal, state and local funds. It develops and operates programs designed to specifically prevent children who have been identified as being “at risk” from falling behind before they enter the first grade of public school. To help in identifying these children and determining what steps will best help such children a “School Readiness Risk Profile” is prepared. From this study came the following items of information. **In Beaufort County -**

**- Roughly 1 in 22 children have an annual family income equivalent to \$10,325 (or less) for a family of four.** A recent statewide analysis suggest that 45% of these children will be retained or score at the “below basic” level on the Palmetto Achievement Challenge Test (PACT) by the third grade. The number of children in Beaufort County in 2007 receiving Temporary Assistance for Needy Families (TANF) benefits was 4.6% as compared to the statewide average of 8.4%.

**- Approximately 1 in 10 children are born at a weight less than 5.5 pounds.** In 2005, 9.6% of the children born in Beaufort County were delivered at a weight of less than 5.5 pounds. In South Carolina 10.2% of the children were delivered weighing less than 5.5 pounds. A recent statewide analysis suggest that at least one-third of the children (36%-52% depending on weight category) will be retained or score at the “below basic” level (PACT) by third grade.

**- 1 in 10 births is to a mother under 20 years of age.** A recent statewide analysis suggest that 43% of these children will be retained or score at the “below basic” level (PACT) by third grade. During 2005, of the 2,244 children born in Beaufort County 243 or 10.8% were born to teenage mothers. On a state wide basis 13.2% of all children were born to teen age mothers.

**- 1 in 5 children is born to a mother possessing less than a high school diploma.** A recent statewide analysis indicated that roughly half (48%) of these children will be retained or score at the “below basic” level (PACT) by third grade. 486 (21.7%) of the 2,244 children born in Beaufort County during 2005 had mothers with less than a high school diploma. Research suggests that a mother’s own educational attainment is closely linked to the subsequent academic performance of her children. The statewide average in 2005 showed 23.7% of all new mothers had less than a high school diploma.

The First Steps Partnership program is supported by a small and dedicated staff who daily deal with the effects of poverty, teenage pregnancy, single mother families, school dropout, lack of health insurance and inadequate availability of childcare. In 2007 they coordinated 23 health assessments and screenings, made 236 home visits, dealt with 839 children and 46 adults and distributed 14,048 children’s books. We in LIBPA extend a very special thank you to all who support the Beaufort County First Steps Partnership and especially Ms. Dorothy Davis, the Executive Director.

## STATUS OF ROAD SALES TAX

In November 2006 the voters of Beaufort County approved implementation of a 1% sales tax for the purpose of raising \$152 million to be used for specifically designated transportation projects. This tax will remain in effect for 6 years or until the \$152 million is raised, whichever occurs first. On March 30, 2009 Mr. Dan Dennis of the Dennis Corporation, which is the company hired to oversee the execution of the projects to be funded by the sales tax, reported that in Fiscal Year 2008 the tax was projected to raise \$25,333,332 and that it actually raised \$30,447,030 or 20% more than was projected. In the first half of Fiscal Year 2009 the amount forecasted to be generated by the tax was \$12,666,666 and the actual amount raised was \$17,134,529 or 35% more than projected.

That our economy is producing more revenue than was originally projected is great. If it continues to do so the \$152 million will be raised prior to the end of the authorized 6 years and the tax revoked. As the country saying goes, we would probably be wise to not “count our chickens before they hatch”.

## BRIDGE FACTS

The completion of a new 2-lane bridge beside the McTeer Bridge will increase the combined capacity of the new bridge, the McTeer Bridge and the Woods Memorial Bridge by 5,000 vehicles per day to a total 55,400 vehicles per day. The present traffic over both bridges is about 44,000 vehicles per day.

## THE LENDING ROOM, A COMMUNITY SERVICE

By Martha O’Reagan, Therapeutic Solutions

We, at Therapeutic Solutions, have recently taken over the Lending Room from Ms. Becky Trask. The Lending Room, which has been in existence since the days of Luther's Pharmacy, is a service to the community which provides rehabilitation equipment at no charge to those who need it. Lately, we have had a run on wheelchairs and are now faced with a shortage of them. If you, or anyone you know, are storing a wheelchair that is not in use, please consider giving it to the Lending Room for others to use. We also loan out walkers, canes, crutches, shower or bathtub stools and potty chairs. Even though we have plenty of everything except wheelchairs at the present, we

could probably use more as to ensure an ability to meet the demand as word gets around about the service. We will pick equipment up from you or you may simply drop it off at the Therapeutic Solutions office at 1 Oakwood Drive on Sams Point Road. We can be reached at 524-2554. Thank you for any contributions you may choose to make. If you or anyone you know are ever in need of any of the above described equipment, please allow us to assist you.



**Happy Easter**

**MEMBER'S FEEDBACK By Gordon Fritz**

I have just finished reading the March issue of the LIBPA news letter and want to comment on the article titled "A Bit of Perspective". An omitted "bit of perspective" is the obvious difference in the 1997 dollar value and that of 2008. One can not literally compare the values as they do not represent "apples to apples" and doing so would misrepresent the "perspective".

Although we have experienced growth in value and volume in those 11 years, it has not been as great a gain as the article implies.

I was delighted to learn in Everett Ballenger's article that Lady's Island had seen the least growth in available properties (indicating a stronger sales interest). I am both a resident of Lady's Island (1972) and an Island Realtor and have seen a remarkable decline in real estate sales throughout Beaufort County since 2007. It is comforting to see the decline is less on the island.

You and others at LIBPA are doing a great job for those of us that live and work on Lady's Island. I participated (with Pat Harvey-Palmer and others) in the forming of LIBPA years ago. In fact, I named Sea Island Parkway (as Pat named Lady's Island Drive) as one of the early activities of LIBPA. We both worked at the Lady's Island Century 21 office located where the Walgreen drug-store is today. Time flies and the Island changes. There is a lot more to direct today than then.

By-the-way, back then, the northern crossing of the river to Lady's Island had been in the works, to some degree, for many years and we all expected it to be a reality within our working time frame. It appears to me that not much has changed. My guess is that it will be for future generations to enjoy any bene

fits. I think the actual value of a northern crossing will prove to be as a bypass to the congested environs of Beaufort so as to shorten the time required to reach the beaches from inland and to provide additional commercial development along the corridor. Such development will impact Lady's Island a great deal and organizations such as LIBPA will hopefully play a vital role in diminishing any negative influences.

*Editor's Note: Mr. Fritz's comments and reflections were sent to the editor as a constructive comment and information regarding the beginning of LIBPA. As a member of LIBPA, realtor, developer and respected proponent of environmental conservation Mr. Fritz is one of many island residents who give of their time and talent to keeping Lady's Island a special place.*

**ANOTHER LAKE ON LADY'S ISLAND?**

Mitchell Brother's Inc. has submitted a preliminary application to the Beaufort County Planning Department requesting approval to establish and operate a 10 acre barrow pit on a 100 acre piece of property on Brickyard Point Road. Since the proposed barrow pit is located across Brickyard Point Road from Barnwell Resources it can provide dirt to complement the operation of the landfill by providing the required cover. Of specific interest to Lady's Island residents is the capability of the requested barrow pit to provide fill dirt for the project to widen Lady's Island Drive and construction of the additional bridge adjacent to the McTeer Bridge. If approved, it would significantly reduce the truck traffic coming across the McTeer Bridge as compared to the additional dirt for the project being brought from an off- island site. On the

other hand, it would increase the Brickyard Point and Sams Point truck traffic for a short period of time.

Barrow pits are allowed in rural areas with a required public hearing to obtain a "special use" permit. Traffic resulting from this project will be studied very carefully and the impact minimized to the greatest extent possible. This barrow pit is on 100 acres of rural property and hidden from view of the general public. Upon completion of the excavation it will become a lake and maintained by the Mitchell family. This is one of those cases where the term "support your local businesses" has real meaning and should be applied.

WELCOME new members for March:

Paula Gant—Resident  
David Hershey—Resident

**Welcome**

**A BLENDED COMMUNITY**

Lady's Island consists of 13,579 acres. The City of Beaufort has annexed 1,043 acres on Lady's Island. There are an additional 1,720 acres that are contiguous to the annexed property that could, under South Carolina law, also be annexed into the City upon request of the property owners.

**COMMUNITY PRESERVATION REPORT**

The Lady's Island Community Preservation Committee met on March 9, 2009 at the Lady's Island Airport conference room. The purpose of the meeting was to:

- ◆ Review the need for additional incentives as a method of encouraging the construction of affordable housing on Lady's Island.
- ◆ Review the Lady's Island portion of the "framework" map proposed by the consultant preparing the City of Beaufort Comprehensive Plan.

In addition to the members of the CP Committee, the Director of Planning for the City of Beaufort,

Ms. Libby Anderson, the Deputy Director of Planning for Beaufort County Ms. Delores Fraiser and the Beaufort County Long Range Planner Mr. Rob Merchant and the Vice President of LIBPA, Mr. Rich Trischler attended the meeting.

The committee reviewed the history of actions taken in the past to promote affordable housing on Lady's Island. The decision of the committee was that in view of the fact that the residential area around the Village Center has been designated a Re-development District, in which there are many incentives for construction of afford

able housing, there is no requirement at this time to add additional incentives in the general community preservation area of Lady's Island.

The review of the "framework" map resulted in recommended changes which Ms. Anderson forwarded to the consultant.

When there are items which merit the attention of the Community Preservation Committee it meets on the second Tuesday of each month at 10 AM at the Conference Room of the Lady's Island Airport.

## ISLAND NOTES

**Newspaper stops publication.** With sadness we note the announcement by Morris Communications of their intention to cease publishing, as of February 27, the weekly newspaper Beaufort Today. The reason given for the action was insufficient advertising revenue. The sister newspaper, Bluffton Today, will continue to be published.

**We wish the very best to LIBPA members Dr. John and Veronica Stewart** who are relocating to the Tampa Bay area of Florida. John, with a PhD in economics, generously contributed his experience and expertise during the development of the Northern Regional Plan and was a founding member of the Smart Growth organization.

**Wishes for a quick recovery are extended to Tony Criscitiello,** Director of Planning for Beaufort County, who recently had open heart surgery. Beaufort County is a better place as a result of Mr. Criscitiello's professional contribution during a period of the

most intense growth pressure in its history.

**Congratulations to LIBPA member Jane Frederick** for her selection as president of the South Carolina chapter of the American Institute of Architects. Jane and her husband, Michael own and operate Frederick and Frederick Architecture on Lady's Island.

**Beaufort High School and Coosa Elementary School were recognized for educational excellence** by the South Carolina Education Oversight Committee. Specifically, Beaufort High School won the Palmetto Gold Award for their overall performance and Coosa Elementary School won the Silver Award for narrowing the academic achievement gap between minority and majority students. To the leaders and teachers of each of these schools – congratulations. It should be noted that 11 other schools in Beaufort

County received similar awards.

**Sad news and good news.** That Steve Brown is closing his catering business and retiring as a result of the downturn in the economy is the communities' loss. He was a living example of a "good neighbor". That Chris Mixon is merging his catering business, Smokey Chef, with Steve's former business and relocating to the Lighthouse Center (next to the Lady's Island Marina) on Lady's Island is great news. We, in LIBPA, wish Steve a great and well deserved retirement and welcome Mr. Mixon and his business to Lady's Island.

**Welcome to Lady's Island** Ricky and Ashley McElveen with their sign business "A Sure Sign". They recently relocated their business to the former site of Lord Evans Paint in the Village Center.

### SOUTH CAROLINA 2008 FORECLOSURE REPORT

When it comes to 2008 foreclosure of homes in South Carolina it would appear that location was a very significant factor. For example, Greenville County and Charleston County together saw foreclosure on over 4000 homes while the 10 South Carolina counties with the fewest foreclosures had a combined total of only 42. Hampton County, with only 1 foreclosure in all of 2008, saw the fewest in the state. Our neighbors in Jasper County saw only 30 foreclosures last year. As can be seen from the following chart, Beaufort County had the 10<sup>th</sup> highest number of 2008 foreclosures in the state.

#### Top 10 States in S. Carolina in Regard to Foreclosures

| County      | Number of Foreclosures |
|-------------|------------------------|
| Greenville  | 2,540                  |
| Charleston  | 1,716                  |
| Richland    | 1,305                  |
| Lexington   | 1,200                  |
| Spartanburg | 1,053                  |
| Berkeley    | 906                    |
| Dorchester  | 879                    |
| Anderson    | 740                    |
| Horry       | 713                    |
| Beaufort    | 681                    |



The February foreclosure picture for Beaufort County, according to foreclosure.com, shows 314 homes involved in foreclosure procedures. This represents a jump of 34% from the preceding month. Based on this information it would appear that Beaufort County has a way to go before we see a stabilization of the housing market in regard to foreclosures.

It is recognized that the factors leading to either large or small numbers of foreclosures in a county defies simple explanations. The data set forth in the above chart was obtained from Realty Trac.

### CENSUS FACTS BEAUFORT COUNTY EMPLOYMENT DATA

The Census Bureau recently released the employment data for Beaufort County in the first quarter of 2008 and compared it to the average for that quarter and the preceding 3 quarters (April 2007 – March 2008). With a first quarter 2008 total employment of 53,446 individuals there was a loss of 3,195 jobs over the previous 12 months. There were 3,995 jobs created in the first quarter 2008 which was 899 fewer than the average for the past year. As to "new hires" there were 10,009 which was a drop of 2,711 when compared to the average from the past three quarters. On the other hand only 11,264 separations occurred as compared to the average of 14,965 or 3,701 less folks were laid off, quit or fired. Interestingly Beaufort County normally has about a 13% employee turnover rate, as compared to a 10% rate for the rest of the state. In the first quarter of 2008 the turnover rate in Beaufort County dropped from an average of 13% to 11%.

earnings was \$2,888 which represented a drop of about \$43 over the 12 month period. The average new hire monthly salary was \$1,817 in the first quarter of 2008 which was a drop of \$89 per month over the 12 month period.

Recognizing this data is almost 1 year old, it should come as no surprise, that the employment picture in Beaufort County consist of fewer total jobs in existence, fewer new job being created and a small drop in the salary being paid for the both long term employees jobs and new hires. On the positive side was the fact that those with jobs stayed with them resulting in a 2% reduction in turnover. To say that other parts of the nation are suffering worst than Beaufort County is little comfort to those in our community affected by the economic downturn. We are all in this together, to include the challenge of keeping our local economy as viable as possible.

This is not complicated in that if you had a job you stayed with it. The average first quarter monthly



**LIBPA MEMBERSHIP**

As part of the annual membership drive The Lady’s Island Business and Professional Association extends a special invitation for membership to residents and businesses on Lady’s Island. You are eligible to be a member if you live on Lady’s Island, work on Lady’s Island or simply care about the future of Lady’s Island. You should consider membership if you desire to stay informed about what is happening or going to happen on our island and want to have a voice in the direction our community is going.

**WHAT DOES LIBPA DO?** LIBPA serves as the voice of Lady’s Island. As such, it maintains an active community information web site (www.libpa.org), publishes a monthly newsletter, conducts a monthly meeting with guest speakers of community interest and represents Lady’s Island on numerous committees and at various governmental meetings. In the past, LIBPA developed and sponsored the present zoning for Lady’s Island and currently monitors all requests for major new development.

**WHAT ARE LIBPA’S PRESENT PROJECTS?** To serve as community liaison for the construction of a new bridge, widening of Lady’s Island Drive and the study of a Northern Bypass. Promote development of a community park at Crystal Lake and Springfield Road. Provide assistance to existing businesses and new businesses desiring to establish a presence on Lady’s Island.

**YOU CAN JOIN BY FILLING OUT THE FOLLOWING FORM AND RETURNING IT WITH YOUR MEMBERSHIP FEE (\$45) OR JOIN THROUGH OUR WEB SITE AND WE WILL BILL YOU.**

**MEMBERSHIP APPLICATION**

Name/Company: \_\_\_\_\_

Attn: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Web Site \_\_\_\_\_

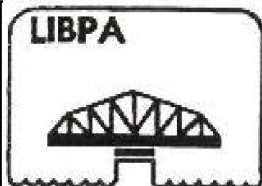
Newsletter preference: U. S. Mail  E-Mail  E-mail Address: \_\_\_\_\_

Type of membership: Business  Residential  Civic Org.

Please mail along with your membership fee of \$45 to:

LIBPA  
182-D Sea Island Parkway  
Lady’s Island, S. C. 29907

The Lady’s Island Business and Professional Association, organized in 1981, is a state chartered, nonprofit organization with the objective of promoting the planned, orderly development and growth of Lady’s Island. It also will sponsor such projects and events that contribute to the general welfare of the island, its residents, its businesses and its professional offices. Membership eligibility embraces businesses, professional practices, island residents and other such individuals having an interest in the welfare of Lady’s Island. Annual dues are \$45. All correspondence should be forwarded to LIBPA, 182-D Sea Island Pkwy, Lady’s Island, SC.29907. You can now join through our web site at www.LIBPA.org. Comments regarding the content of this newsletter should be forwarded to Jim Hicks at jbhicks@hargray.com.



**LADY’S ISLAND BUSINESS & PROFESSIONAL ASSOCIATION**  
182-D Sea Island Parkway  
Lady’s Island, SC 29907  
LIBPA Website: www.libpa.org

