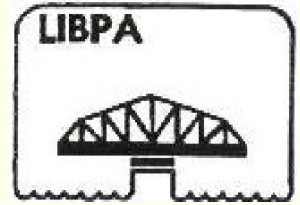


# IBPA

LADY'S ISLAND BUSINESS AND PROFESSIONAL ASSOCIATION



LIBPA Website: [www.libpa.org](http://www.libpa.org)

August 2009

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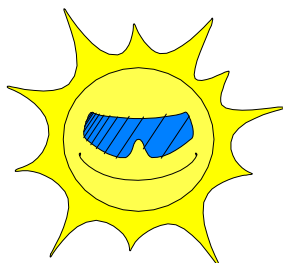
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## GUEST SPEAKER FOR AUGUST

Senator Tom Davis  
State Senator for District 46



Senator Davis was elected to the South Carolina Senate, representing District 46, in 2008. He is a graduate of Furman University and received his law degree from the University of Maryland School of Law. He has practiced law in Beaufort since 1985 at Harvey & Battey, P. A. Prior to assuming his present office he managed Governor Mark Sanford's 2002 and 2006 gubernatorial campaigns, served in Governor Sanford's administration as senior policy advisor, co-chief of staff, deputy chief of staff, chief of staff and chaired the bi-state Jasper Port Negotiating Committee. Senator Davis presently serves on the Senate Committees on Rules, Agriculture and Natural Resources, Banking and Insurance, Education and Judiciary. He is married and has three daughters.

Subjects which he has been requested to include in his discussion with our members include.

- What is necessary to change the present system of education funding?
- Is there any hope for an improved annexation law?
- Will you support school impact fees in 2010?
- Will the "point of sale" reassessment law see serious reevaluation in 2010?
- What state level services must be given up to survive the present economic downturn?
- How can Beaufort make its voice better heard in Columbia?

Meeting: Tuesday, August 11, 8 AM

Sea Island Conference Center

Invite your friends and neighbors

Open to the public



## LIBPA AWARD PRESENTED IN SUPPORT OF LEADERSHIP BEAUFORT PROGRAM

Each year the Beaufort Regional Chamber of Commerce conducts a program entitled "Leadership Beaufort" designed to identify key individuals in the Beaufort community and to connect them with prominent civic, business and government leaders to allow a better understanding of how our community works. The program is conducted over a 10 month period and requires 7 Fridays and 2 full weekends. In support of this program the Lady's Island Business and Professional Association (LIBPA) contributes \$350 of the program's enrollment fee for a Lady's Island attendee.

Mr. Bill Evans was selected to receive LIBPA support of his attendance in this year's program. Mr. Evans and his wife, Melissa resides on Lady's Island. He is presently the Beaufort County School District School Community Relations Director and has served as Principal of Hilton Head High School, Beaufort High School and Battery Creek High School prior to assuming his present position. He is active in the community and has been elected to serve as President of a Rotary Club this year.

In addition to financial assistance with the Leadership Beaufort enrollment fee LIBPA gives each individual selected a one year complementary membership in the Lady's Island Business and Professional Association. We offer our congratulations to Mr. Evans and to both he and his wife thank you for your contribution to the Beaufort community.

**MARTIN LANDSCAPE LLC  
A GOOD BUSINESS NEIGHBOR**

Martin Landscape, which sponsors one of the medians on Sams Point Road recently offered to assist in the maintenance, to include grass cutting, of those areas along Sams Point Road which are not maintained by the property owners (usually absentee). The specific areas which we, as a community, struggle with are randomly located from the intersection at Brickyard Point to Publix. Most property owners do a great job of landscaping their property. Mr. Wade Martin, owner and President of Martin Landscape is offering to utilize his employees and equipment to make the community a more attractive and safer place. In these challenging economic times such a gracious offer is a great example of both community spirit and generosity.

Indicative of their professional reputation is the fact they were recently chosen as the winner of the 2009 Beaufort Gazette's Reader's Choice. If you would like to give them a call to say thanks for their contribution they can be reached at 524-4055. If you would like to know more about Martin Landscape and the services they offer please visit their web site at [www.martinlandscapellc.com](http://www.martinlandscapellc.com).

On behalf of all of the residents of Lady's Island we extend a special thank you to Mr. Martin and the employees of Martin Landscape for their contributions to making our island a little better place to live, work and raise our families.

**A PIECE OF THE BEAUFORT BUSINESS SCENE CHANGES**

With the merging of Tideland Realty with Cora Bett Thomas Realty a name long familiar to Beaufort residents will fade from public view. Tideland Realty was first established in 1969 as Tideland Development Corporation by Blanch and Toney Trumps and served as headquarters for the development of the Royal Pines Country Club property. Over the years, the business became Tideland Realty and management of the business passed to Matt and Christi Trumps. Although the name will change Matt and Christi plan to continue operations from site of the former Tideland Realty on Sea Island Parkway.

We, in LIBPA, wish Matt and Christi success with their merger with Cora Bett Thomas Realty and thank them for the Trumps' family contribution to the Lady's Island community as the owners of Tideland Development Corporation and Tideland Realty.

**CHANGE IN LOCATION FOR LIBPA ANNUAL OYSTER ROAST**

Each November LIBPA sponsors an annual oyster roast for its members and guest. For the past few years the oyster roast was conducted at the Sheriff's Camp on Chowan Creek Bluff. Sheriff Tanner has indicated the Camp will no longer be available for functions such as the oyster roast due to questions of liability. Pat Harvey Palmer, who is the driving force behind the annual LIBPA oyster roast, is investigating possible alternate sites to hold the event. If you have any ideas in this regard please pass them to Pat (522-0066).

**STUDENT POPULATION GROWTH**

A comparison of the increase in public school population to the number of new homes built in the last 10 years in the area of Beaufort County north of the Broad River points out that construction of a large number of new homes does not necessarily result in a large increase in student population. Specifically, in the last decade there were over 4,500 new homes permitted while the overall student population only grew 707 students or 1 new student for every 6 houses.

Lady's Island is different in this regard in that it is the site of a large portion of the overall student growth north of the Broad River. The Kelley Carey study of future school facility requirements recommended that a new elementary school be built to serve the northern part of Lady's Island. As a result of this recommendation funding to purchase land for a new elementary school was included in the approved referendum. The Dejong study (a similar study conducted in 2005) noted there were 2.6 residents to each home on Lady's Island or that you could plan on 1 child for every 2 homes. Although these figures are best left to the experts to explain, the simple truth is we have great public and private schools on Lady's Island. Parents move to the area which offers the best schools for their children. For an ever increasing number of parents that place is Lady's Island.

**COMMUNITY PRESERVATION COMMITTEE REPORT**

A meeting of the Lady's Island Community Preservation Committee was held at the Lady's Island Airport conference room on July 13, 2009. In addition to the members of the CP committee Ms. Delores Frazier, Beaufort County Deputy Director of Planning, Ms. Judy Timmer, Beaufort County Development Review Planner and Corridor Review Board Administrator and Mr. Bob Semmler, Vice Chairman of the Beaufort County Planning Commission attended the meeting. The agenda included the following items:

- Request by the owner of 2 lots adjacent to Sams Point Road and Mayfair Court Road to extend Village Center zoning to include these properties. The present zoning of the property in question is Professional Office District. In view of the fact that this property was adjacent to property zoned Village Center (Video Warehouse) and has access to Sams Point Road approval of the request was recommended by the committee. The change will still require review by the Beaufort County Planning Department, the Beaufort County Planning Commission and County Council

Discussion as to the need to modify the present Professional

Office District and Village Center Zoning to allow mixed use (commercial and residential) in a single building in these two zonings. Ms. Frazier was requested to review the matter and provide the committee with guidance as to any negative impacts which might occur if a change allowing such use was made and also any limitations which should be part of the change.

- Ms. Timmer, who has been tasked to coordinate the planning for the Lady's Island park on Springfield Road, provided an overview of the project to include location of the property (25 acres), basic objectives (provide additional athletic fields) and plans to ensure that the members of the community are given an opportunity to share their thoughts regarding the park.

When there are items which, in the opinion of the Beaufort County Planning Department, merit the attention of the Lady's Island Community Preservation Committee it will meet on the second Monday of each month at 10 AM in the Lady's Island Airport conference room. All meetings are open to the public.

**WELCOME** new member for July:  
Monica Wisner with Beaufort Audiology & Hearing Care

## ROAD WORK: ONE BIG JOB COMING, THE REST ARE ON HOLD

By Rick Butler, LIBPA Transportation Representative

At the July meeting LIBPA was treated to a full and concise rundown of local transportation issues by guest speaker, Rob McFee, Director of the County Engineering and Infrastructure Division. For those members of LIBPA and the community (all LIBPA meetings are open to the public) who missed this valuable recap of our transportation projects construction status, this article will try to summarize Mr. McFee's key points.

Fortunately, our biggest Lady's Island project, the four-laning of Lady's Island Drive/ Highway 21 and 802 from the Publix intersection over a new high bridge to Ribaut Road and beyond to the Broad River, is on track, funded and approved. Look for construction work to be visibly underway soon, probably in September. Mr. McFee estimated this big project, both road widening and the second McTeer bridge span, would take two years from the start of construction. Clearly, this major work will create bottlenecks and inconvenience, but it was emphasized that the contract requires lanes to be open each way

throughout the work, especially during rush hours. Lane closures, when necessary, will be scheduled for off-peak hours. The old Butler Marine (no relation to me) building at the Crystal Lake site may be rented by the contractor as a construction office. In regard to the Crystal Lake Park project, it was reported that negotiations are underway for the purchase of the remaining parcel of property needed to complete the acquisition of land phase.

Other than the project to widen Lady's Island Drive/ SC 802, which we are funding with the 2006 one-cent sales tax referendum, no other major transportation work is likely to be undertaken in the next year. The "hoped for" traffic improvements now firmly in the "too expensive" category include:

--Any connector road (to bypass the Highway 21/SC 802 intersection) between Sea Island Parkway and Lady's Island Drive. This project was to be funded by impact fees and the cost of right-of-way acquisition made it too expensive for now.

--Sam's Point Road roundabout at the intersection with Brickyard Point and Holly Hall Roads. The design plans for the project are ready, but at a projected cost estimate of \$1.5 million it is too expensive for now.

-- Any extension of the Lady's Island Airport runway. A master plan is presently being prepared and may include an extension of the runway in the long term. However, in the near future a combination of environmental challenges posed by the surrounding wetlands and the question of sufficient political support will stop any significant forward motion on the project..

Mr. McFee confirmed that the County will close our Lady's Island "convenience center" or trash drop-off if you prefer, sometime this fall. There is no specific date established for the closure. From a strictly transportation viewpoint if you add 4.4 miles to your weekly round trip to the St Helena convenience center this will result in an individual increase of an additional 225 miles a

year. If 1,000 Lady's Island residents (1 out of every 5 homes) visits the convenience center in an average week, this county "cost saving" measure will add a quarter of a million annual driving miles to our fuel bills.

Mr. McFee was asked if any stimulus package moneys might be coming our way. The answer was affirmative with all of such funds being directed to three south of the Broad River projects.

That Mr. McFee was willing to take the time to discuss the status of the transportation projects on Lady's Island is appreciated. Especially appreciated was the straight forward manner in which he shared both the good and bad news. We, on Lady's Island, have a couple of years of road construction ahead of us and will need a method to ensure the latest word on the projects is available in an accurate and timely manner. LIBPA served as the community liaison with the contractors for the projects to widen Sams Point Road and will serve a similar role with the new projects.

### LAND PLANNING FACTS (Living close to the water)

More than half of Americans live within 50 miles of the Atlantic, Pacific, Gulf and Great Lakes coast on just a one fifth of the country's land. (Center for Environment and Population)

### (Increase in developed land)

Each American today occupies almost 20% more developed land (housing, schools, and roads) than 20 years ago. By the late 1990's 1.7 acres of land was being developed for every person added to the population. This (1.7 acres) is the equivalent of about 220 parking spaces or 16 basketball courts. (Center for Environment and Population)

### NO GOOD NEWS ON THE HOME CONSTRUCTION FRONT

In 1999 the residential construction business on Lady's Island reached a peak with 223 permits being issued by Beaufort County for construction of single family homes on the island. Lady's Island saw an average of 189 new homes each year between the building peak in 1999 and 2005 when the housing market started to decline, The average selling price for a home on Lady's Island at the building peak in 1999 was \$167,000. Prices continued to rise until 2006 when the average selling price reached a peak of \$319,000. 2007 was the year in which both the demand for new homes and the average selling price declined.

In an attempt to stay aware of the local housing market LIBPA monitors the number of Lady's Island building permits issued every 6 months. The following chart presents a look at the 2009 building permit numbers at midpoint of this year as compared to the last 5 years plus the total number of permits for each year.

Lady's Island Building Permits		
Year	Mid Year	End of Year
2004	147	204
2005	111	204
2006	93	159
2007	30	71
2008	22	52
2009	16	34 (projected)

These numbers paint a grim picture for the housing construction business. The real estate market is directly connected to the demand for new housing. As an example, the June 2009 inventory of homes for sell on Lady's Island would require over 2 years to deplete using the sales rate for the last six months. Certainly this is an over simplification of the problem but it does provide an indication of the severity of the challenge facing the housing construction business.

## HOW MUCH ARE WE SAVING BY CLOSING THE LADY'S ISLAND CONVENIENCE CENTER?

The decision has been made that the Lady's Island Convenience Center will be closed in the near future (before December). This action follows a 5 year effort to find and purchase land for a new Convenience Center that would be nearer the center of the 12,000 population on Lady's Island. When land could not be located and purchased for this purpose the decision was made to modernize the present Lady's Island Convenience Center located on Airport Road. A design was prepared and a request for bids to renovate the Convenience Center was released. The lowest bid tendered was by REA Contractors for \$457,278. If approved, the project would have included leveling the hill on which the present center is located, eliminating the receptacles for bulky items and yard waste, repaving the center, increase the capacity for kitchen waste by installing 3 new compactors and closing the secondary entrance off of Sea Island Parkway.

With a reasonable new Conven-

ience Center on St. Helena, located less than 3 miles from the Lady's Island Center, and faced with a declining economy the decision was made to avoid the expenditure for the renovation of the Lady's Island Center by closing the center and directing the present customers to the St. Helena Center.

So how much does the closing of the Lady's Island Center save the tax payer? Obviously, you have a one time cost avoidance of \$457,278 by not modernizing the present facility. The annual operating cost, including labor, for operating the Lady's Island Center is approximately \$60,000. If you assume that 100% of the present customers of the Lady's Island Center will deliver the same amount of household waste, yard debris and recycle material to the St. Helena facility there is no savings in the amount spent for disposal of this material. Assuming the property at the site of the present Lady's Island Center

is sold, the proceeds from the sale will be a budgetary windfall.

Some of the present customers of the Lady's Island Center, rather than drive the extra distance to St. Helena, may choose to use commercial curbside trash removal services. Although this may reduce the amount of household waste collected at the St. Helena Center it will not reduce the cost of disposal for Beaufort County. The County pays for the disposal of ALL household waste generated from private residences, regardless of the manner in which it is collected. The bill you pay for commercial curb side pick up is for exactly that – the picking up of the waste at your curbside. Therefore any savings to the County in regard to disposal of household waste would be negligible.

The decision to close the Lady's Island Convenience Center poses more questions than it answers. Admittedly it does save some money. What percentage of the present customers will choose, for personal convenience, to start using commercial curb side re-

moval of household waste? Will the selling of the property at the present location increase the probability of a "big box" type of business establishing a presence on the adjoining property? Will the relocation of the convenience center reduce the number of individuals participating in the recycle program? The answers to these questions will not be known until the Center is closed.

We all would prefer that "belt tightening" decisions affect the other person's services. Times are hard and we, as taxpayers, expect the County Administrator to make the tough decisions before we find ourselves owing more, as a county, than we can afford to pay. The closing of the Lady's Island Convenience Center is one of those decisions.

*Editor's Note: A special thanks to the Beaufort County Solid Waste Manager, Mr. Jim Minor for his sharing of information regarding the decision to close the Lady's Island Convenience Center and the potential cost savings.*

## ISLAND NOTES

**Congratulations to LIBPA President Jon Rembold** on his selection to be a member of the Board of Directors for the Chamber of Commerce.

**Located in the "Lady's Island Commons"** (area adjacent to the former Lady's Island theater) is Mr. Jatin J. Patel, a Certified Public Accountant who also manages Hotel in which capacity he oversees the operation of hotels. Mr. Patel was originally located in Port Royal and recently relocated to Lady's Island. Also located in the same building is H. E. Construction which leases commercial heavy duty trucks. In the two other buildings in the Commons are the law practices of the McDougal Law

Firm and Quindlen and Merifield PA.

**Smokey Chef**, a catering business owned by Chris Mixon, which recently relocated to the Lighthouse Center (next to the Lady's Island Marina) is offering a variety of fare prepared on an outdoor grill from 11 AM to 6:30 PM Tuesday through Saturday. Some of the items on the menu include pulled pork barbeque, dirty rice, coleslaw, fish and shrimp and grits.

**Congratulations to LIBPA member Pat Harvey Palmer** on her election as President of the Beaufort Lions Club. Pat, as a former President of LIBPA (2 terms), past President of the Realtors Associa-

tion, present treasurer for LIBPA and the Lady's Island/St. Helena Fire District and coordinator for the Water Festival parade gives real meaning to the term "community leader".

**A plan for construction of a new \$6 million bridge to replace the existing Highway 21 bridge over Albergotti Creek has been announced** by the South Carolina Department (SCDOT) of Transportation. Funding for the project is expected to come from the federal bridge replacement program. No date has been set for the project to begin. The initial studies are being initiated at this time. At the present time the bridge sees 28,400 vehicles per day and is expected to see 42,200 vehicles per day by 2030.

**Congratulations to the Lady's Island - St. Helena Fire Department** whose 6 member auto extrication team won first place (again) during the 104<sup>th</sup> annual conference of the South Carolina Firefighters' Association competition recently held in Myrtle Beach. Another Lady's Island- St Helena Fire Department repeat winner from last year's competition was Firefighter Heidi Charest who won first place in the women's division of the Firefighter Challenge and was a member of the team that won the tandem division of the Women's Firefighter Challenge.

**THE LOWCOUNTRY LANDSCAPE  
PRUNING: ART, CRAFT, SCIENCE (PART 2)**  
By Michael Murphy, President, Preservation Tree Care

When it comes to tree pruning, arborists have to uphold a higher "standard". The ANSI A300 Pruning Standards were implemented in 2001 to help standardize the language and procedures used when pruning trees. The wording, setting forth pruning standards, has been around for many years being used mostly in municipality and county contract specifications so that each bidder would have the identical description of what needed to be done. The International Society of Arboriculture (ISA) and the Tree Care Industry Association (TCIA) thought it would be a great idea if homeowners had the same benefit of continuity, so they worked together to develop the following standards for all tree care services. It was designed to help us all understand exactly what will be accomplished in a pruning operation.

The standard is divided into 3 parts.

- 1) Branch Size-A minimum or maximum diameter size of branches to be removed will be specified to establish how much pruning is to be done.
- 2) Pruning Objectives-There are 2 basic pruning objectives:
  - a) Hazard Reduction Pruning (HRP) is recommended when the primary objective is to reduce the danger to a specific target caused by dead or diseased branches in a tree.

- b) Maintenance Pruning (MP) is recommended when the primary objective is to maintain or improve tree health and structure. This procedure is more thorough than HRP and would also remove those dead and diseased branches.
- 3) Pruning Types-There are 6 to choose from:
  - a) Crown Cleaning - this is the most common removing dead, dying, diseased or weak branches and water sprouts.
  - b) Crown Thinning - increases light penetration and air movement and reduce weight.
  - c) Crown Raising - removal of lower branches for clearance.
  - d) Crown Reduction - decreases the height or spread of a tree.
  - e) Vista Pruning – selective thinning of framework limbs to allow a view of an object or area from a specified point.
  - f) Crown Restoration – improves the appearance form and structure of trees which have suffered storm damage or have been improperly pruned.

So pruning is technical on a professional level; it is more than just "cutting a few limbs off". We, as arborists, have standards that we have been

mandated to follow; but we should also have our own personal standards that we need to uphold. The mandated standards are out there and available for all to study and follow. Not everyone is using them so there may be some bad pruning going on. Be careful who you emulate. For example, one of the main reasons that improper crape myrtle pruning has become such a big problem is because we are taking example from people who are incompetently doing it wrong. There is a false sense of professionalism that becomes associated with incorrect horticultural practices and procedures based solely on their widespread use and acceptance. Pure and simple, crape myrtles never need to be cut back to flower. If your landscaper told you they do, he is wrong. If your neighbor does it, he is wrong. Crape myrtles need a lot of sun, well drained soil and a little neglect. No matter what pruning objective is chosen from the standards you have to ask yourself, "what is my tree going to look like when I'm finished?" How do poorly pruned crape myrtles look to you?

Trees, grass and shade are another matter. What value do you put on your trees? Is your turf more important than your trees? How many of us have moved into our homes and had great growing conditions for

lawns and now 10-15 years later wonder why we can't grow grass. Our trees have helped change our private ecosystems from sun to shade. In some instances the trees can be crown cleaned or have their crowns raised but that may only temporarily get us out of the woods. Look at other opportunities. Shade gardens can be very creative. Increase your mulch beds and decrease your turf square footage. Turf is a high maintenance artificial environment that needs constant attention. Mulch beds need a little weeding and annual replenishment, much less when in the shade rather than the sun.

I recommend that you increase your threshold for tolerance of the imperfect. Accepting a few bare spots in the lawn and even allowing for a little insect damage is acceptable. You built your house in the forest; accept some of what nature throws back at you.

Finally, don't fall victim of having to accept inferior quality work because your contractor has set low standards of quality for himself. You have paid for professional services to be performed; you deserve to get professional quality work.

*Editor's Note: Michael Murphy, owner and founder of Preservation Tree Care is an ISA certified arborist with 36 years of arboricultural experience.*

**BEAUFORT COUNTY FARMLAND**

The last USDA Census of Agriculture conducted of Beaufort County farmland which actually produced crops was in 2002. As can be seen by the following chart, even with an outdated census, Beaufort County lost almost 10,000 acres of active farm land over 15 years (1987 - 2002) in question. That is an average of 2 farms going out of business each year and 654 acres of farm land converted to other uses on an annual basis.

Year	Number of Farms	Land in Farms (acres)
1987	125	54,152
1992	120	44,800
2002	116	44,337
2008	97	48,261

(Source: Chapter 6, Cultural Resources, Visual and Performing Arts, Beaufort County Comprehensive Plan)

## HOW DOES THE 2009 REAL ESTATE MARKET COMPARE TO LAST YEAR?

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

I know myself, and many other readers, are anxious to see how the first half year of 2009, compares with the first half of 2008. When I first started compiling these statistics, I fully expected to see some resemblance of the now famous speech by Al Gore. "Everything that should be up is down – everything that should down is up" Sadly, I was not disappointed.

Following is a comparison, by area, of the first 6 months statistics for the residential housing market north of the Broad River in 2009 as compared to the same period in 2008.

Area	Sales Volume		Inventory		
	(millions)	Units	Avg Price	Median Price	(As of July 15)
<b>Beaufort</b>					
2008	\$11.1	31	\$381,648	\$292,061	122
2009	\$ 4.8	19	\$252,142	\$139,000	86
Change +/-	-57%	- 49%	- 14%	-52%	-30%
<b>Mossy Oaks</b>					
2008	\$ 3.5	18	\$207,179	\$199,000	44 real es
2009	\$ 3.4	17	\$205,185	\$171,000	45
Change +/-	- 3%	- 5.6%	- 1%	-14%	+0.2%
<b>Port Royal</b>					
2008	\$ 5.3	27	\$212,874	\$190,000	64
2009	\$ 4.8	27	\$177,288	\$177,000	62
Change +/-	-9.5%		- 17%	- 7%	-3%
<b>Burton</b>					
2008	\$24.6	101	\$251,412	\$190,000	217
2009	\$17.6	73	\$240,598	\$197,000	251
Change +/-	-28.5%	-27.8%	- 4.4%	+ 3.6%	+15.6%
<b>Lady's Island</b>					
2008	\$24.9	99	\$265,286	\$225,500	265
2009	\$19.9	68	\$293,145	\$238,500	299
Change +/-	-20%	-31.5%	+10.5%	+5.7%	+13%
<b>Total Northern Beaufort County</b>					
2008	\$70.5	276	\$265,044	\$210,000	712
2009	\$50.5	204	\$247,858	\$198,000	742
Change +/-	-28%	-26%	-6.5%	-6%	+0.4%



On review, the numbers do not make pleasant reading. When compared to the same period in 2008 we, in the real estate business, sold 72 fewer homes with a \$20 million reduction in sales volume and the selling price of those homes that did sell dropped about 6% from the average and median prices of homes sold the previous year. The good news is that the inventory saw less than a 1% increase and in two areas (Beaufort and Port Royal) actually saw a drop in inventory. In only two areas, Burton and Lady's Island, did we see any price appreciation when compared with the same period last year? Burton had an increase in the median sales price and Lady's Island attained an increase in both average and median price brackets. For many years, Lady's Island has been the real estate power house north of the Broad River. I wonder if the Lady's Island area will be the first area to show solid signs of recovery from this lengthy correction of the real estate market.

I was surprised at the City of Beaufort numbers. In the past the city has held up very well when compared with other areas. In the first 6 months of this year their sales are down appreciably. One reason could be that city prices tend to be in a higher price bracket, and as we all know...the higher the price, the fewer the number of potential buyers.

I and many of my colleagues believed (or hoped) that the drop in real estate sales and prices would hit a plateau by the fall selling season. We may have been too optimistic. The combination of a number of factors, with unemployment at the top of the list, has hindered and hurt real estate sales. Other negative influences include expensive coastal insurance, prices too high, sub prime issues, point of sale property tax, over supply and the list goes on and on. To be a realtor today requires accepting the fact that "it is what it is" and dealing professionally with the "new reality". There is no crystal ball and with the volume of negative factors which keep developing it is difficult to say when we will see even a "neutral" market.

Having said that – for some time I have believed, and now "experts" are saying that because of the severe cut back in single family home construction over the last two years, by the end of 2010, the nation will be short over approximately 1.4 million homes, simply because of the population increase. If this turns out to be true, once the market does turn round, we could see quite strong appreciation sooner than we would have thought. One thing is for sure. There are houses on the market in prime locations in the area north of the Broad River available for purchase at prices not seen in the last decade. I am convinced that in the future people will say "If I knew then what I know now I would have bought that house". This is that time they will refer to in the future.

## FORECLOSURE AND BANKRUPTCY REPORT

When you compare the overall number of homes in northern Beaufort County involved in either foreclosure or bankruptcy in December 2008 to the number of homes involved in similar actions in July 2009 there is only minimal change. However, significant changes by individual areas did occur. For example, the number of homes involved in foreclosures or bankruptcy in the City of Beaufort dropped by 30%, while St. Helena saw a 93% jump in numbers, the Town of Port Royal increased by 129%. Although it is difficult to predict when and if the next wave of foreclosures and bankruptcies may occur northern Beaufort County appears to have, at least for the present time, stabilized in that regard. The same cannot be said about the area of Beaufort County south of the Broad River.

Since December 2008 southern Beaufort County has seen the number of homes involved in foreclosures jump by 74% and the number of homes involved in bankruptcy action rose by a 162% for an overall increase of 92%.

Due primarily to the increased foreclosure and bankruptcy cases in southern Beaufort County the overall county experienced a 66% increase in the number of such cases over the last 6 months. Has northern Beaufort County seen the bottom in regard to homes involved in either foreclosure or bankruptcy proceedings? Only time will tell. It would appear that southern Beaufort County may have a way to go in that regard.

Following are the statistics, derived from [www.foreclosure.com](http://www.foreclosure.com), on which the information in this article is based.

Location	Foreclosure		Bankruptcy		Total	
	Dec 08	July 09	Dec 08	July 09	Dec 08	July 09
City of Beaufort	20	14	23	16	43	30
Town of Port Royal	2	7	5	9	7	16
Lady's Island	16	16	12	12	28	28
St. Helena	10	14	6	17	16	30
Seabrook	3	3	4	6	7	9
Burton	1	0	1	0	2	0
Total Northern Bft. Cty	53	53	52	60	105	113
Total Southern Bft. Cty	180	313	53	139	235	452
Total Beaufort County	233	366	108	199	341	565

## 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.

## 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.

## SUPPORT OF THE ARTS

In 1999, a study (Economic Impact of the Arts on Beaufort County, SC) was conducted to measure the economic impact of visual and performing arts on Beaufort County. At that time, it was determined that direct expenditures of the industry totaled more than \$10 million annually. In addition, the study indicated that for every \$1 of financial support allocated to the arts by local governments, \$6 is returned to the local economy. While this information is dated, it provides some indication of the economic importance of this industry.

(Source: Chapter 6, Cultural Resources, Visual and Performing Arts, Beaufort County Comprehensive Plan)

## INFORMATION YOU SHOULD KNOW ABOUT BARNWELL RESOURCES

After the closing of the Lady's Island Convenience Center some of its present customers may choose to take their yard waste to Barnwell Resources landfill instead of the St. Helena Convenience Center. Beaufort County residents are authorized to deposit their yard waste and minor construction debris at Barnwell Resources landfill without cost. The bill for disposal of this waste is paid by the county. Following are a few facts of interest regarding Barnwell Resources.

1. Barnwell Resources, Inc. is a privately owned company with the county having no responsibility, other than as a customer.

2. The facility, which is located at 490 Brickyard Point Road South on Lady's Island (near the intersection of Brickyard Road and Middle Road), is not open on weekends and is closed most major holidays. Its daily hours of operation are 7:30 AM - 4:15 PM (Monday through Friday).

3. Only residential yard waste or noncommercial construction debris from single family residences will be accepted without fee to the resident, as part of the Beaufort County Waste Management program. Other types of debris may not qualify for the Beaufort County subsidy. In those cases, gate rate charges of \$39.00 per ton may apply.

4. The yard waste/debris, when delivered to the landfill, must be covered with a net or tarp to prevent littering.

5. All vehicles are weighed in and out. Tickets must include the homeowners name and address. A driver's license is the most common method of validation of addresses and names.

6. All loads are inspected for unacceptable material.

7. **Unacceptable material** includes household garbage, food or similar material, appliances, mattresses, overstuffed furniture, sofa sleepers and hazardous materials (herbicides, pesticides, oils, fuels) of any type and especially anything that would affect the ground water

9. Payment for material (other than residential yard waste or minor residential construction debris) may be made in the form of cash, check, MasterCard, Visa and Discover Card.

10. Even though it sounds like common sense potential customers should remember it is a landfill and Barnwell cannot be responsible for flat tires. Also, when it rains small trucks and vehicles may be unable to maneuver through the resulting mud.

Barnwell Resources is an asset to our community. If you have additional questions regarding Barnwell Resources please call 525-6137.

**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. YOUR NEW MEMBER’S FEE COVERS YOUR DUES FOR THE REMAINDER OF 2009 AND ALL OF 2010**

**MEMBERSHIP APPLICATION**

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

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

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

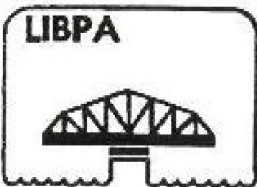
Phone: \_\_\_\_\_ Web Site \_\_\_\_\_

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

