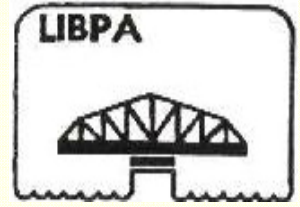


IBPA

LADY'S ISLAND BUSINESS AND PROFESSIONAL ASSOCIATION



LIBPA Website: www.libpa.org

February 2009

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GUEST SPEAKER FOR FEBRUARY

Billy Keyserling
Mayor, City of Beaufort



Mayor Keyserling is serving his first term as Mayor of the City of Beaufort. Prior to assuming his present office as Mayor he served one term as a member of the Beaufort City Council and two terms as District 124 Representative in the S. C. House of Representatives. He has served as a staff member at the U. S. Senate and the House of Representatives and has directed numerous political campaigns for elected offices ranging from local to national and directed a bipartisan international human rights initiative. A graduate of Brandeis University with a MS from Boston University Mayor Keyserling's experience in the private sector includes owner of a public affairs and marketing/communications business and founder of two local businesses (Coldwell Banker Keyserling Real Estate and Keyserling Mortgage Company).

Mayor Keyserling has been requested to include in his discussion with our members the following subjects:

- Must the City of Beaufort grow in size to survive?
- How does Lady's Island fit into the growth plans for the City of Beaufort?
- In your opinion will the Northern Regional Plan work?
- Should "big box" types of stores be restricted to Port Royal Island?
- What do you see as the greatest challenges to the City of Beaufort?

Meeting: Tuesday, February 10, 8 AM
Sea Island Conference Center

Invite your friends and neighbors
Open to the public
Hope to see you there!

CHANGE IN MEMBERSHIP OF BOARD OF DIRECTORS

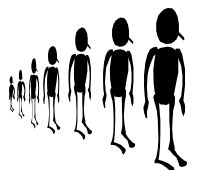
Mr. Ken Bush recently indicated that professional and personal obligations will not allow him to serve as a member of the 2009 Lady's Island Business and Professional Association Board of Directors. Ken served 3 years (2002-2004) as Secretary for LIBPA after which he served two consecutive terms (2005-2006) as President of LIBPA followed by 2 years (2007 – 2008) as the LIBPA representative to the Beaufort Chamber of Commerce. He is a great example of the many individual LIBPA members that give so generously of their time and talent to allow our association to serve the community in the effective manner it does. The role of liaison to the Beaufort Chamber of Commerce will be assumed by Rich Tritschler our vice president and former president. To Ken we extend a very sincere thank you for his dedicated service to LIBPA and the Lady's Island community. It is a better place to live, work and raise our children due to your contributions.

TALK ABOUT POPULATION GROWTH!

The U. S. Census Bureau projects that starting in January 2009 the population of the United States will:

- Increase by the birth of a child every 8 seconds.
- Incur 1 death every 12 seconds.
- Add one new immigrant every 36 seconds.

From January 2008 to January 2009 our national population grew by 2.7 million people. If their projections are correct our national population in 2009 will increase by one new person every 14 seconds.



WHEN WILL THE ECONOMIC GOOD TIMES RETURN?

Recently Dr. Carmen M. Reinhart, PhD, Professor of Economics at the School of Public Policy and the Department of Economics at the University of Maryland joined Dr. Kenneth S. Rogoff, PhD, Professor of Public Policy and Professor of Economics at Harvard University to co-author a paper entitled "The Aftermath of Financial Crises" for presentation at the January 3, 2009 meeting of the American Economic Association. The paper was based on an analysis and comparison of the 18 post World War II banking crises in the developed world with particular emphasis on the "the big Five" (Spain 1977, Norway 1987, Finland, 1991, Sweden, 1991 and Japan, 1992). Based on their study they indicate that the aftermath of these past severe financial crises share the following three characteristics.

First, asset market collapses are deep and prolonged. Real housing price declines average 35 percent stretched out over six years, while equity price collapses average 55 percent over a downturn of about three and a half years.

Second, the aftermath of banking crises is associated with profound declines in output and employment. The unemployment rate rises an average of 7 percentage points over the down phase

of the cycle, which last on average over four years. Output falls (from peak to trough) an average of over 9 percent, although the duration of the downturn, averaging roughly two years, is considerably shorter than for unemployment.

Third, the real value of government debt tends to explode, rising an average of 86 percent in the major post – World War II episodes."

According to this research, if the present financial crisis follows the average path of similar crisis occurring since WW II, 2009 will be a challenging year with the first signs of a national turn around occurring in 2010 or later. Under no circumstances is the above quote from Doctors Reinhart's and Rogoff's paper intended as a prediction of what can be expected from the present financial crisis. Rather, it is offered as evidence that there are no quick or easy solutions to the present financial crisis but eventually all similar crises have ended and good times did return.

Editor's Note: The paper by Dr. Reinhart and Dr. Rogoff entitled "The Aftermath of Financial Crises" can be found, in its entirety, on the internet.

COMMUNITY PRESERVATION COMMITTEE REPORT

The Lady's Island Community Preservation (LICP) Committee met on January 12th, 2009 in the conference room of the Lady's Island Airport for the purpose of addressing the following:

Beaufort Academy is in the process of developing a long range facilities development plan. Construction of a new learning center is included in the plan. Upon working with the Beaufort County Planning Department it was discovered their present zoning (Expanded Home Business) would not, without special authorization, support major expansion of the school. The Committee met with Headmaster Tim Johnson, Mr. Tim Rentz, President of Coastal Contractor's Construction Company and Ms. Delores Fraiser, Beaufort County Deputy Director of Planning to determine what action was appropriate to support reasonable expansion of the Academy and still protect the surrounding residential neighborhood. The Committee recommended that a change be made to the existing zoning regulations to allow schools as a "special use" in the Expanded Home Business District along Sams Point Road. The "special use" criterion requires public hearings to insure residents have an opportunity for comment on any major planned school development. There are three schools presently in the Expanded Home Business District and the proposed action would insure that in the future when expansion is contemplated such action would be legal.

Mr. Chris Butler, owner of the new Butler Marine facility, which is nearing completion across from the marina on Sea Island Parkway,

requested the Committee review the regulations regarding signs in the Village Center. Specifically, he requested that the size and number of signs presently authorized for buildings similar to his new building be reviewed. Ms. Judy Timmer, Beaufort County Planning Department coordinator for the Corridor Review Board participated in the review. The Committee requested that a draft revision of the present sign regulation be developed for review at their next meeting which addresses buildings designed to support a single business but which present the appearance of multiple buildings or a building such as Grayco which is designed to support multiple businesses.

- An informational briefing on the potential impact on Lady's Island of a proposed modification to rural zoning. This modification would eliminate the Rural Residential zoning as a category and increase the authorized density for small pieces of property in the rural area. This recommended change is presently before County Council for consideration.

The next meeting of the Lady's Island Community Preservation Committee is scheduled for 10 AM on February 9, 2009 in the conference room of the Lady's Island Airport. Request for items to be placed on the agenda for review by the committee should be addressed to Brian Herman, Community Preservation Planner (470- 2730). All LICP meetings are open to the public.

FOOD FOR THOUGHT

In 2006 a study was conducted to determine where the vehicles that traveled across the Woods Memorial Bridge and the McTeer Bridge were going to or coming from. This study is commonly referred to as the "Origin and Destination Study". The study pointed out that for every 10 cars leaving Lady's Island only 3 travel as far as either the Marine Corps Air Station or across the Broad River Bridge. In other words, 7 out of every 10 vehicles departing Lady's Island remain in the local area on Port Royal Island.

GOOD RIDDANCE TO 2008 – WELCOME 2009!

By Everett Ballenger, Owner/BIC of Ballenger Realty and former President of the Beaufort County Association of Realtors

I know and talk to a lot of people, and I can honestly say, I do not know anyone who has a good word to say about 2008. Especially, when you consider we are into our third year of this market “correction” during which time the real estate market has come to a screeching halt. The numbers below are not very encouraging, to say the least, but they do tell the story of real estate in northern Beaufort County in 2008 as compared to the proceeding year.

2007/2008 Total (Property & Residential) Real Estate Sales (Northern Beaufort County)

Category	2007	2008	Percentage Change
Units Sold	1131	831	-27%
Total (Combined) Asking Price	\$366 Million	\$237 Million	-35%
Total (Combined) Selling Price	\$344 Million	\$222 Million	-35%
Median Price	\$220,000	\$199,000	-10%
Average Price	\$305,000	\$267,978	-12%

2007/2008 Residential Sales (Northern Beaufort County)


Category	2007	2008	Percentage Change
Units Sold	841	667	-20%
Total (Combined) Asking Price	\$275 Million	\$199 Million	-18%
Total (Combined) Selling Price	\$225 Million	\$188 Million	-17%
Median Price	\$225,000	\$207,000	- 8%
Average Price	\$311,254	\$282,957	-10%

2007/2008 Residential Real Estate Sales (Lady’s Island)

Category	2007	2008	Percentage Change
Units Sold	234	169	-28%
Total (Combined) Asking Price	\$77 Million	\$52 Million	-33%
Total (Combined) Selling Price	\$74 Million	\$50 Million	-33%
Median Price	\$250,175	\$231,500	- 8%
Average Price	\$316,891	\$296,260	- 7%

2007/2008 Total Property & Residential Real Estate Sales (Lady’s Island)

Category	2007	2008	Percentage Change
Units Sold	307	207	-33%
Total (Combined) Asking Price	\$97 Million	\$61 Million	-37%
Total (Combined) Selling Price	\$92 Million	\$57 Million	-38%
Median Price	\$240,000	\$224,900	-6%
Average Price	\$302,379	\$278,366	-8%

 The above statistics show some of the trauma of 2008. It seems like everyone was affected in some way. I believe that in 40 years time, people will look back on 2008, as we do today at 1968. Both were tumultuous years for our nation in their own way. No one really knows where we go from here. We are close to being in uncharted waters!

There are some signs of life though. The local real estate market is starting to see some investors sticking their toe in the water. Something we have not seen for quite some time. True they are mostly “bottom” fishing, and looking at foreclosures. With low sales prices and a healthy rental market, investors are starting to get back in the market. Today’s mortgage rates are wonderful if your loan is under \$417,000. House prices are excellent with some amazing deals out there...especially if you can find a half decent foreclosure or short sale.

Personally, I feel that by autumn, we should see a leveling off of the market decline and from there on, we should gradually get back to the more normal real estate market. Real estate was part of the problem which got us into this mess and I am sure it will be part of the solution.

ISLAND NOTES



CONGRATULATIONS to former County Councilman “Skeet” Von Harten on his receiving the Order of the Palmetto which is the highest civilian honor awarded by the Governor of South Carolina and the Chamber of Commerce lifetime of leadership CIVITAS Award. The Order of the Palmetto award was created in 1971 to recognize lifetime achievement and service to the State of South Carolina.

JUST AN OPINION! The building under construction at the corner of Carteret and Bay Street which you see as you come off of the Wood’s Memorial Bridge is simply too tall.

CONGRATULATIONS to District 124 State Representative Shannon Erickson on her selection by the Child Abuse Prevention Association (CAPA) as their Representative of the Year for her exceptional dedication and advocacy, as an elected official, on behalf of children.

CONGRATULATIONS to Lady’s Island County Councilman Paul Summerville on his election as Vice Chairman of County Council and Chairman of the Land Management Committee.

A VERY SPECIAL THANK YOU to the members of the Beaufort City Council who, after being told a big box type of store on the property near the Lady’s Island Airport might be allowed by the Circuit Court, stood their ground and once again said “no”.

CHANGES IN KEY VOLUNTEER POSITION

Mr. Tom Mobley who has served, for a good number of years, as the Lady’s Island representative on the Beaufort County Parks and Leisure Services (PALS) Board has announced his intention to decline nomination for an additional term. With the design of the Crystal Lake Park and the Springfield Road Park scheduled to begin in the near future the individual who replaces Mr. Mobley will have an opportunity to significantly contribute to our community. Assignment to the PALS Board is made by County Council. If this is a volunteer role in which you would be interested please consider completing an application form; which is available at the information desk at the Beaufort County administrative building. We, in LIBPA, extend a special thank you to Mr. Mobley for his contribution to our community while serving as the Lady’s Island representative on the Parks and Leisure Services Board.

A CLOSE LOOK AT THE BEAUFORT COUNTY ECONOMY



We continue to get the impression that some of the lawmakers in Columbia (S. C. State Government) believe that the role of Beaufort County is to generate money, send it to Columbia where it will be distributed to other less economically fortunate South Carolina counties. Having sent the money to Columbia we, the citizens of Beaufort County, must then look into our purses and wallets to find the money to fund our schools, build our roads and subsidize anything else we may need. Now we are beginning to hear talk of “Stimulus Funds” from Washington and discussion on how they should be distributed. This brings us to the question of on what basis, other than property value, is Beaufort County being judged to be so economically blessed?

To find an answer to that question one has to go to the U. S. Bureau of Economic Analysis which selected 2005 as the year to take a close look at Beaufort County. This was a great time for Beaufort County in that the residential construction boom was at its peak with almost 4000 houses being built at a construction cost of \$1 billion and a payroll of \$495 million supporting 13,000 jobs. The analysis of Beaufort County economy was based on the total personal income generated in the county, individual income, unemployment and the poverty rate. Following is a summary of some of the findings of the analysis.

Total County Personal Income. Personal income for a county is divided into three categories (1) labor earnings, (2) government transfer payments and (3) dividends, interest and rent. In 2005 Beaufort County generated \$5.4 billion of personal income placing it 8th highest in the state. Greenville was 1st with \$12.9 billion and Charleston 2nd with \$11.3 billion. Wages accounted for 57% of the total Beaufort County personal income. Government transfer payments to residents in Beaufort County in 2005 accounted for only 13.3% of the total personal income making it the county receiving the lowest amount (percentage wise) of government transfer payments of any county in South Carolina. The big difference in our county is the amount of the total personal income which is attributable to dividends, interest and rent. In 2005, at the peak of the construction boom, 30.6% of all personal income in Beaufort County was from dividends, interest or rent. No other county in South Carolina even comes close to that figure (#2 Georgetown had 22%) thereby placing Beaufort in the position of having over 30% of its personal income appearing to come from retirees or similar types of individuals. With the downturn in construction payroll it is safe to say that number (dividends and interest as a percentage of total personal income) is probably higher today.

Individual Income. If you take the total amount of income and divide it by the population one comes up with the per capita income. For Beaufort County in 2005 per capita income came to \$39,308 which was the highest in South Carolina and 15% higher than the county which placed second - Charleston. A more realistic and current picture was the 2006 average wage in Beaufort County which was \$33,257 thus placing it 14th in the state in regard to wages and below the state average of \$33,900 and the national average of \$41,000.

Unemployment Rate. In 2006 the jobless or unemployed rate in Beaufort County was 5% (6.3% today) which in 2006 made it the place with the 2nd lowest unemployment rate in South Carolina (Lexington County had a 4.7% rate for the number 1 spot). As to the generation of jobs; during the period 1993 to 2005 Beaufort County ranked 3rd in the state by generating a 59% overall increase in jobs over that 12 year period. In 2005 Beaufort County provided 92,245 jobs which made it the 7th best place in South Carolina to seek employment based on number of jobs available. It should be noted that during 2005 12% of the jobs in Beaufort County were active duty military.

Poverty Rate. In 2005 the federally established poverty rate for a mother and father with 2 children was about \$19,000. In Beaufort County 11.7% of the population fell below the poverty rate which was the 3rd lowest poverty rate percentage in South Carolina. So although no one disputes poverty exist in Beaufort County – according to the 2005 figure it exists worse in 43 other South Carolina counties.

On a chart, using the above data, here is the picture one gets when looking at Beaufort County as compared to the other 45 counties in South Carolina.

<u>Area</u>	<u>State Standing</u>
Total Personal Income	8 th Highest in the State
Per Capita Income	1 st Highest in the State
% of Total Income Generated from dividends, interest or rent	1 st Highest in the State
Generation of Jobs	3 rd Highest in the State
Number of Jobs Available	7 th Highest in the State
Poverty Rate	3 rd Lowest in the State
% of Total Income Generated from wages	40 th Lowest in the State
% of Total Income Generated from government payments	46 th Lowest in the State

Prior to the recent economic downturn Beaufort County was, in many respects, faring much better than many of our sister counties. The citizens of the county were willing and able to pay for new schools and roads. The last 12 months has changed the economic picture of the world and the nation as well as Beaufort County. We will not see the 2005 tempo of housing construction again for a few years. The number of retirees settling in Beaufort County will be reduced and the ones already here may have less disposable income.

The news is not all negative. The military will continue to be a steady part of the economy. A large portion of our population will continue to be composed of retirees with a relatively stable income and the medical industry will continue to be strong. We live in an area where many desire to live or visit. So in spite of the recent economic downturn don't expect the members of the South Carolina legislature to stop looking at Beaufort County as “wealthy” when compared to other South Carolina counties. Acknowledging that we, in Beaufort County, are blessed in many ways, a strong effort is still needed by our elected representatives to balance the scales of fairness a bit when it comes to the state (and possibly national) distribution of our tax dollars.

LADY'S ISLAND STILL A POPULAR PLACE FOR BUSINESS IN 2008

In 2008, Lady's Island, based on a review of the business licenses issued by Beaufort County, felt the effect of the economic downturn. Almost any business owner will tell you it was a tough year in every respect and that most are bracing for another challenging year in 2009. The amount of empty commercial space points to a facilities capacity that exceeds the present demand. When compared to the preceding year the total number of businesses on the island dropped by 10% and the estimated gross from these businesses also saw a 10% decline. Following is a review of the statistics for Beaufort County business licenses issued in 2008 for businesses on Lady's Island as compared to the previous 3 years.

Business Type	Number Business Licenses Issued				Gross Revenue (Millions)			
	2005	2006	2007	2008	2005	2006	2007	2008
Professional Services	65	77	74	84	12.4	18.5	17.4	20.1
Business Services	47	63	66	79	5.7	8.4	6.6	8.5
Contractor (All Types)	108	125	139	141	46.4	64.0	68.9	51.3
Eating/Drinking Places	15	19	21	17	7.2	7.4	7.5	7.8
Hardware/Garden Supply	8	4	3	4	29.1	6.5	4.2	7.7
Food/Convenience Store	6	5	5	6	13.8	10.4	13.9	12.1
Health Services	17	13	27	29	5.8	7.7	14.4	9.8
Insurance	5	3	6	4	2.5	2.5	2.2	0.5
Miscellaneous Retail	19	28	49	46	2.2	4.9	16.9	28.6
Real Estate	26	38	24	43	8.0	14.3	8.8	7.1
All Others	176	89	181	91	42.7	40.4	34.0	13.1
Total	427	473	595	538	159.9	182.9	176.1	167.4

It should be noted that businesses on Lady's Island which have been annexed by the City of Beaufort are not included as part of the data presented in this article. If they were included they would include, as a minimum, 1 grocery store, 5 restaurants and 2 miscellaneous retail business which would increase the total revenue by approximately \$4 - \$6 million. The City of Beaufort uses a different system than Beaufort County for accounting for their business licenses and therefore is unable to provide information similar to that provided in this article.

As can be seen from the above chart Lady's Island continues to be the location of choice for an ever growing number of professional and business services showing a 42% increase in the number of such businesses in the last 4 years. In spite of the continued challenges in the real estate market the number of business licenses issued for real estate increased to an all time high but with a 55% decrease in projected revenue when compared to the 2006 peak in real estate sales. Although there was a slight increase in the number of contractors, their anticipated revenue declined by approximately \$18 million from the previous year. There is no reason to attempt to paint a false rosy color to today's overall business picture for Lady's Island or Beaufort County. Admittedly 2008 was a tough year and 2009 is going to have its challenges. However, the same demographics that made major corporations such as Publix, Walgreen, Food Lion and even Wal-Mart want to establish a presence on Lady's Island continue to exist today. Lady's Island has what realtors often say are the 3 most important factors in commercial real estate – location, location, location. That does not change – even in tough economic times.

Editor's Note: A very special thank you to Ms. Jeanette Roseberry, Director of the Beaufort County Business License Department for "going the extra mile" to ensure the accuracy of the data contained in this article.

NEW HOME CONSTRUCTION ON LADY'S ISLAND CONTINUES TO DROP



In 2005, at the peak of its housing construction boom, Beaufort County issued 3,996 permits for construction of single family homes. Last year (2008) the county issued only 1,065 single family residential building permits. Just as in other areas of the county the construction of new homes on Lady's Island also continued to decline in 2008.

The following chart shows the number of building permits issued each year for construction of new single family residences on Lady's Island for the last 8 years and the average selling price for homes on the island.

Lady's Island Building Permits versus Average Price		
Year	Building Permits	Average Selling Price
01	169	\$179,000
02	163	\$188,000
03	185	\$221,000
04	204	\$241,000
05	203	\$248,000
06	159	\$319,000
07	71	\$317,000
08	52	\$296,260

From 2004 to 2008 there was a 75% reduction in the number of new homes built on Lady's Island. Beaufort County has experienced a 73% decline in new home construction for the same period.

Since 2006 the average selling price of a home on Lady's Island has decreased 7% while the area north of the Broad River in Beaufort County has seen an 11% drop in the average selling price of a home for the same period of time. The prices of all homes in today's market require adjustment to make them marketable. However, the homes on Lady's Island would appear to be holding their value a bit better than the general market.

For over 2 decades the rapid growth on Lady's Island has pushed our schools, roads and electrical infrastructure to their limits. The pressure of ever increasing growth on the island is now significantly reduced but no one doubts that it will return. Hopefully, we will use this pause to take a close look at how we can better handle future growth.

THANK YOU – MRS. CLARK

Mrs. Gail Clark who has served as the Chairperson of the LIBPA membership committee for the last 2 years has indicated that she cannot serve in that capacity for 2009. Thanks to Mrs. Clark the membership of LIBPA has experienced a significant increase as a result of her efforts. If you would be interested in volunteer service as a member of the LIBPA Board of Directors in the role of Chairperson of the Membership Committee please notify a member of the Board of Directors. To Mrs. Clark we thank you for your contribution to LIBPA and to our community.

LADY'S ISLAND'S PART OF BEAUFORT'S BELTWAY

By Rick Butler, LIBPA, Transportation Representative

In past notes here, the question has been raised of why we'd want to build our own "bridge to nowhere" out by Brickyard Point as the next major road building task in northern Beaufort County. After last month's LIBPA meeting, Beaufort Mayor Billy Keyserling addressed that question with me. Essentially, he noted that the north end of Port Royal Island was, in his mind, the logical place for a new commercial community cluster. He noted that getting Lady's Island residents to what sounded like a large big-box shopping complex would be important for attracting businesses there. "It's coming," he said.

Indications that such a vision could grow out of a sort of beltway around Beaufort are already clear. Beltways are well-known generators of suburban/exurban expansions. This year, construction for the widening to four lanes of Highway 802 from the Broad River to mid-Lady's Island should commence, including the second span of the McTeer Bridge. Sam's Point Road has already been four-laned. A north bridge and four-laning of Brickyard/Middle Roads would complete the eastern half of such a beltway.

If this is what is coming, we on Lady's Island will have some serious unclogging to do just to bring traffic to that proposed bridge. From the major traffic light near the Publix (Highways 802, 21 and 21 Business), the first 2.2 miles are in good shape to handle the added traffic load. Then comes the planned "roundabout" at Sam's Point, Holly Hall and Brickyard Point Roads. From this point, creating a beltway-style road might be a real problem. In the 5.2 miles still to go to reach Brickyard Point Road, subdivisions have been allowed to build fenced yards right to the road right-of-way on Middle Road. Unrestricted driveways and side streets already number 101 curb cuts between Sam's Point Road and Brickyard Point. Speed limits in the past two years have been reduced from 55 mph to 45 mph along this entire 5.2 miles. Decreasing radius curves, a growing elementary school, and a trucking-heavy inorganic waste landfill complicate matters further.

So far, little attention seems to have been paid to the costs of a significant widening of this narrow five mile corridor, or of the adverse effect this would have on the quality of life for the dozens of homes permitted and built with minimal setbacks along Middle Road in the past 10 years or so.

BEAUTIFICATION FOR LADY'S ISLAND DRIVE MEDIANS

By Rick Butler, LIBPA Transportation Representative

Even before County Council selects the winning bid for widening Lady's Island Drive from the traffic light to the new span of the McTeer bridge, LIBPA member Wade Martin and his company, Martin Landscape LLC, have volunteered to landscape one of the new roadway's median islands. Martin Landscaping is already a median sponsor for one of the Sam's Point Road medians. I asked Matt Carli, who handles Martin's marketing effort, whether having median signage crediting the company, was a factor in their volunteering to landscape another median island. "Not really," he said. "We just want to do what we can to help. The median sign mentioning Martin Landscaping on our Sam's Point median is nice, but we can't really say whether it has directly led customers to us. This is about using our company's skills to help the community". Carli said the company would lean toward drought resistant shrubs and grasses. Thanks, Martin Landscaping!

LADY'S ISLAND CONTINUES TO BE A VERY SAFE PLACE TO LIVE!

The Beaufort's County Sheriff's Department dispatcher directed a Deputy to respond to an area of concern on Lady's Island 11,252 times last year or an average of 31 "calls for service" each day. Once the Deputy responds to the call, if appropriate, an incident report is submitted.

In 2008, there were 2,160 reports submitted for incidents on Lady's Island or approximately 1 out of every 5 calls for service merited an incident report. Indicative of the superb job performed by Beaufort County Sheriff's Office on Lady's Island is the fact that since 2003 the number of incidents worthy of an official report has decreased each year and 2008 was not an exception.

Following is a 6 year review of the more serious types of incidents which have been reported as occurring on Lady's Island.

Type of Incident	2003	2004	2005	2006	2007	2008
Criminal Domestic Violence	98	70	68	69	59	53
Traffic Accidents	135	128	144	122	158	117
Breaking and Entering (Vehicles)	157	55	89	44	37	85
Vehicle Thefts	30	25	31	27	15	10
Petit Larceny	254	270	160	154	149	183
Grand Larceny	67	62	57	49	72	93
Aggravated Assault	1	10	11	8	5	1
Robbery	13	10	9	8	10	10
Criminal Sexual Conduct	6	7	12	5	6	10
Murder	0	0	0	0	0	1
Burglary	122	98	74	84	93	120
Total Reports (All Types)	2882	2530	2309	2301	2247	2160

From an anecdotal and statistical basis the number of burglaries and vehicle break-ins on Lady's Island has increased in 2008. Common sense (and Sheriff Tanner) recommends a bit more attention by all of us to locking our cars and homes.

If you were the victim of a criminal incident the crime rate in your personal world is totally unsatisfactory.

However, a review of the 2008 incident reports shows that statistically the overall environment on Lady's Island is getting safer and the number of criminal activities is decreasing.

Worthy of note is:

- * Traffic accidents – Lowest number of accidents in the last 6 years.
- * Non- Violent Domestic Disturbances – At one time this was the most common type of incident on Lady's Island but has decreased each year and had only 96 such incidents in 2008.

As you review the statistics in this article please remember that Lady's Island is a community of over 12,000 residents living in 5,300 homes on a 13,000 acre island and making over 10,000 trips each day on our roads. Thanks to Sheriff Tanner and the Deputies who are members of the Sheriff's Office we, on Lady's Island, are privileged to live in an exceptionally safe place.

Editor's Note: A special thanks to Lt. Jimmy Walton of the Sheriff's office for his courtesy and gracious cooperation in providing the information contained in this article.

HISTORY OF THE LADY'S ISLAND BUSINESS AND PROFESSIONAL ASSOCIATION

(Part one 1980—1993)



In 2003, while cleaning out old files, the original LIBPA minutes and records were discovered and a glance through these provided a glimpse into how our organization and our island have evolved. Following is a summary of these records.

Over the decade of the 70's Lady's island population grew from 2013 to 3,120 residents. The black community on the island increased in numbers by 23% but by 1980, due to a large influx of white residents, represented only 38% of the total island population as compared to 52% in 1970.

The 1980 census showed that the average resident on the island was older, more educated and more affluent. During this decade the J. E. McTeer Bridge was built (1981) providing a second access to the island and a commercial water system was established. Prior to the arrival of the water system the only source of water was from individual wells. In response to the predicted future growth on the island, a small group of far sighted Lady's Island business men and women met at 9 AM on November 4, 1981 at Wilkop's White Hall Inn (located at the former site of the Whitehall/Bateaux Restaurant). The purpose of the meeting was to discuss how the community could best cope with the growth in population which had occurred in the last decade and guide the future growth that was predicted to follow. At the time of this first meeting Lady's Island had 76 businesses and a population of 3,120 residents living in 1400 single-family homes of which 308 (22%) were trailers.

It was decided at this first meeting that an organization should be formed to provide a voice for the businesses and residents on the island. After a great deal of discussion the name "Lady's Island Business and Professional Association" was adopted. The original mission of the organization was, and still is today, to promote the planned, orderly development and growth of Lady's Island with the objective of promoting the planned, orderly development and growth of Lady's Island. By Christmas of 1981 the organization had grown to 23 members, 2 associate members and 2 charter members. During the next year this small organization would organize an island clean up, become the leader in the process of naming the roads on the island as part of the 911 program, become involved in the development of a Lady's Island Land Use Plan, lead the fight to remove an inappropriate sign at the new Winn Dixie store and hold the first LIBPA Oyster Roast.

In 1983 the Beaufort County Joint Planning Commission appointed a Lady's Island Advisory Committee to develop a Land Use Plan for the island which would serve as a guide for the first zoning of the island. LIBPA members played a key role in the development of this plan. Included in the plan were the recommendations that Highway 21 be widened to 5 lanes, new stoplights be put at the intersection of Highway 21 and Highway 802, the road leading from the McTeer Bridge (Lady's Island Drive) be widened, utility lines be buried if possible and general zoning be instituted for the island. The plan predicted that in 17 years (2000) the population of our island would reach the unbelievable number of 9000 residents (it did, with a population of 9,326). In 1984, County Council

adopted the Lady's Island Land Use Plan as a guide but actual zoning of the island would not occur until 1991. Other projects in which LIBPA was involved during 1984 include purchase and installation of the first "Welcome to Lady's Island" signs and leading the 911 program to name and install street signs on the island. Street signs were available for installation by individual residents at a cost of \$63 each and the Joint Planning Commission was designated as the approval authority for all names. LIBPA purchased 12 of these street signs and coordinated their installation.

The first threat of annexation of property on Lady's Island by the City of Beaufort occurred in 1985 when the owner of the property near the Lady's Island marina sought to sell his property to a developer who wanted to build a 5 story hotel on the site. Naturally, a project of that size required the support of a sewer system and sewer was not available on Lady's Island. According to the developer, if he built a package waste treatment plant Beaufort Jasper Water and Sewer Authority would charge \$70,000, in advance, for the annual operation of the plant. The City of Beaufort indicated that it would operate the sewer system but would not charge the funding in advance if the property was annexed into the city. LIBPA opposed the annexation and the developer threatened LIBPA with a lawsuit. In 1987 annexation of Lady's Island property by the City of Beaufort became a reality with annexation of the property adjacent to the Lady's Island Marina. LIBPA conducted a community fund drive and hired a lawyer to fight the annexation but was deemed ineligible to be a party to the lawsuit that challenged the annexation. The judge ruled that the annexation was legal and Beaufort County unsuccessfully appealed the ruling. To ease the financial burden on LIBPA the lawyer, which LIBPA had hired, agreed to provide his services as a contribution to the community.

In 1988 LIBPA published the first guide to Lady's Island and conducted an Oktoberfest in the Winn Dixie (now Grayco) parking lot. As the decade of the 80's neared an end the primary challenges for Lady's Island were keeping the roadways clean, getting sewer to the island, zoning, annexation and behind it all the real threat – uncontrolled growth.

In the early part of the 90's LIBPA's main emphasis was directed toward guiding the growth which followed the new zoning (an authorized density of 4 houses per acre) being passed into law in 1991. By 1994 the increase in traffic on the Sea Island Parkway required that serious consideration be given to widening this two lane road. LIBPA formed a committee to develop a plan for the road widening that could handle the traffic and still present an attractive appearance. County Council provided a grant to hire a transportation planner (there was no county transportation planner at that time) to assist in the design of this project. There was a very active group of citizens that wanted to leave Highway 21 as a two lane road and offered serious public opposition to the concept of a four lane road.

To be continued

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? Promote construction of a third elementary school, the development of Crystal Lake Park and Springfield Road Park and continue providing assistance to 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.



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