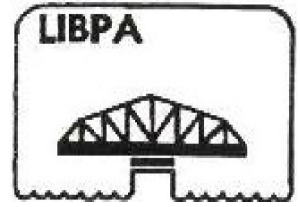


# IBPA

## LADY'S ISLAND BUSINESS AND PROFESSIONAL ASSOCIATION



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

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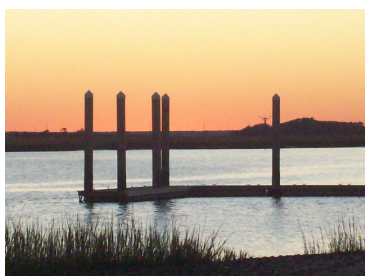
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### GUEST SPEAKER FOR MAY

Dean Moss

General Manager, Beaufort – Jasper Water and Sewer Authority



In 1986 Mr. Moss assumed the position of General Manager of the Beaufort – Jasper Water and Sewer Authority which is a non profit agency established by the South Carolina legislature in 1954 for the purpose of providing regional water and wastewater utility services to Beaufort and Jasper County. Today the Authority has 160 employees with an operating budget of over \$38 million. Mr. Moss is a graduate of the University of Denver and has a Masters Degree in the field of regional planning from the University of North Carolina. Specific subjects he has been requested to include in his discussion with our members are:

- ◆ Are there sufficient available water resources to support the projected population growth in Beaufort County?
- ◆ Does the existence of a centralized water and sewer agency diminish the ability of municipalities to expand their boundaries?
- ◆ Should Beaufort County and municipalities require sewer for all future development exceeding a minimum size?
- ◆ What are the BJWSA plans for the Port Royal rail bed as related to a potential rail trail?
- ◆ How to best cope with older communities without sewer but near existing sewer lines.

Meeting: Tuesday, May 12, 8 AM at Sea Island Conference Center

Invite your friends and neighbors

Open to the public.

Hope to see you there!



### A BIRTHDAY AND A NAME CHANGE FOR THE LADY'S ISLAND NEWS

At a time when newspapers throughout the country are going out of business the Lady's Island News is celebrating its first birthday and expanding both its area of coverage and the volume of papers distributed. That is the good news. The less than good news is, at least for those of us on Lady's Island, the paper will now be called The Island News and we lose that feeling of pride of having our very own personal island newspaper. No one questions the publishers' (Ms. Kim Gallant and Ms. Elizabeth Harding) decision to expand or to share their great newspaper with our friends on the neighboring islands. It is a compliment to editor John Williams that the paper has been so well received. So even though it is with a touch of sadness that we see the paper's name change, we certainly congratulate the team at The Island News on a great first year, wish them every success with the new expanded version and look forward to continue working with them.

### ISLAND NOTES

**Next Lady's Island Elementary School to be on Springfield Road.** The Beaufort County School District recently purchased 32 acres on Springfield Road (price \$1.8 million) as the contingency site for a third elementary school on Lady's Island. Timing for the actual construction of the school will be based on the growth of the student population.

**The Lady's Island Garden Club** has once again added a touch of beauty with flowers at the "Welcome to Lady's Island" sign near the McTeer Bridge. Thank you!

**A major facelift and renovation is scheduled** for the 3 buildings (former sites of Grayco Hardware, the adjacent commercial complex and the former site of SCB&T) adja-

cent to Steamer's present location on Sea Island Parkway. Owner of the property Mr. Richard Gray Jr. indicated that plans for the renovation project are in the initial design stage except for the house where SCB&T was located which is presently under going renovations

**Town Meeting!** Senator Tom Davis will host a public meeting in the cafeteria of the Beaufort High School at 6:30 PM on Monday, May 18, 2009. The purpose of the meeting is to allow Senator Davis to share his thoughts as to the present state legislative session and to address questions and concerns of those he represents.

## ROYAL PINES, THE RESULT OF A VISION

Prior to his retirement from the Army in the late 1960's, Lieutenant Colonel and Mrs. Walter Rodgers had given a great deal of thought to establishing a residential area that would have an attraction for retiring military personnel. This was a period of time when a large number of the WW II and Korean War veterans would be retiring from the military. Naturally, Colonel Rodgers being a native of Beaufort first thought of establishing such a community in this area. Unsure of how the Beaufort area could compete with Hilton Head he suggested to many of his colleagues that they first check out Hilton Head. Quite a few did and some bought lots there. Many more did not because it was evident that home prices and the cost of living were, and would continue to be, considerably higher than those north of the Broad River. In addition, the Beaufort area had the added attractions of the military commissary and other facilities at the Marine Corps Recruit Depot, Parris Island, the Marine Corps Air Station and the close proximity of the Naval Hospital. There was also the close proximity of Savannah and Charleston, the weather and a large number of military retirees as potential neighbors.

Based on the positive response of many of their fellow retirees Royal Pines Country Club Estates was incorporated in October 1969 by the Rodgers and Mrs. Rodgers brother, Andrew Martin. The property (some 700 acres) was large enough to accommodate an 18 hole golf course, 456 home sites, a club house and related facilities. The deal went forward despite much nay saying from friends and observers who thought the area useful "only to alligators, snakes and growers of pine trees and water melons". As has been the case of most of the successful developers in our county the Rodgers had the vision to see the future potential of the area and the courage to take the risk associated with the development.

The initial sales program was strictly on a personal basis with no big advertising effort behind it. Mrs. Edie Rodgers recalls an initial solicitation program which consisted of an address book and a manual typewriter on a kitchen table. Many of those who responded to the invitation to visit the new development liked what they saw, made the decision

to stay and told others about it. Thus the word spread and in spite of the fact that initially there was only a pine forest, no roads and no commercial water the sales effort was so successful that Edie and Walt were able to take title to the tract without a mortgage! Later they would use the same approach to acquire and develop the Marsh course and its 251 residential lots. Colonel Rodgers designed and generally oversaw construction of both the Pines and later, the Marsh golf courses.

Lot selection took place in the spring of 1970, the clubhouse was started that fall, the course was planted in the spring of 1971 with the grand opening of the clubhouse taking place in the spring of 1972. The first Royal Pines Country Club Estates buyers were Colonel and Mrs. George Baucom followed shortly thereafter, as an investor, by General William Westmoreland. Among the first residents were Brigadier General and Mrs. Frank Linnell, Mr. and Mrs. Bob Keller, Major General and Mrs. Mickey Finn, Colonel and Mrs. Art Rich, Major General and Mrs. Jack Chiles and Mr. and Mrs. Lad Howell.

In 1975 a number of outside interests considered buying the entire Royal Pines complex from the Rodgers; the most prominent was Arnold Palmer. Palmer's agents later stated that his investment program was not then ready for such a purchase. He would invest in Beaufort County several years later.

In 1978 the Rodgers sold all of their Royal Pines interest to a Louisiana corporation, Universal Engineering of Maplewood, owned by Toney Trumps (father of LIBPA members Matt Trumps and Christi Trumps). The current Tideland Realty building on Lady's Island, just over the Woods Memorial Bridge, first opened its doors in 1969 as Tideland Development Corporation - the development arm of Royal Pines Country Club throughout the 1970s and 1980s. Blanche & Toney Trumps were the owners of Tideland into the 1990s when ownership went to their children, Matt and Christi. After the sale of Royal Pines Country Club, the undeveloped land remained with the Trumps family. One of the larger original parcels, adjacent to Royal Pines on the corner of

Thomas Sumter and Sam's Point Road, is presently being developed as St. James Place (named for James "Toney" Trumps).

Over the years there would be other owners and other names for the golf course. With the passage of time the roads were paved, street signs and street lights installed and commercial water made available. By 1991 there were 238 occupied homes and the community no longer had a majority of the military residents. At that time the military (active or retired) represented approximately 25% of the community.

Today, Royal Pines is a vibrant, well established community of over 600 homes. Although there are still a few undeveloped lots, for the most part, the community is built out. The mature long needled Pines and Live Oaks add to the character of the neighborhood. The Royal Pines Homeowners Association oversees the planning of neighborhood activities and covenant enforcement.

The quality and success of the Royal Pines community is a tribute to the vision and leadership of Colonel and Mrs. Rodgers. In 1996 Mrs. Edie Rodgers would again contribute to Lady's Island when she was elected to the South Carolina House of Representatives for District 124. She would serve three terms in this capacity and today is known for her exceptional service to the community.

*Editor's Note: In 1991 the late Manny Nathan, who for many years served on the Board of Directors for LIBPA, was serving as president of the Royal Pines Country Club Estates Home Owners Association. He compiled and edited a pamphlet entitled "The History of Royal Pines Country Club Estates and Royal Pines Country Club". The information contained in the pamphlet was contributed by Lieutenant Colonel Walter I. Rodgers, Sr., Colonel and Mrs. Arthur A. Rich and Major General John M. Hightower. This article was taken as close as possible from the information in the pamphlet and was first published in the February 2004 issue of the LIBPA newsletter. A special thanks to Cristi Trumps who graciously contributed the portion of the article regarding the role of the Trumps' family in the development of Royal Pines.*

**Allen Patterson Residential, Inc on Sams Point Road** has done a great job of landscaping in front of their business. The flowers are beautiful and every driver on Sams Point Road appreciates your efforts in this regard.

## **NEW COASTAL CONSERVATION LEAGUE SOUTH COAST DIRECTOR**

Garrett Budds has recently replaced Patrick Moore as Director of the Coastal Conservation League's South Coast Office which is located in Beaufort and provides support for both Beaufort and Jasper County. The mission of the Coastal Conservation League is to protect the natural environment of the South Carolina coastal plain and to enhance the quality of life of our communities by working with individual businesses and government to ensure balanced solutions.

Mr. Budds, who grew up in Charleston, is returning to the Lowcountry after more than a decade of schooling and working in Montana. As the Conservation Director and Staff Attorney for a highly respected regional conservation organization in western Montana, Garrett brings a unique combination of legal and policy skills as he takes over the leadership of the Beaufort office from Patrick Moore, who has moved to Columbia to lead the League's legislative team. Garrett received a J.D. and M.S. in Environmental Studies from the University of Montana. His prior experience includes working in environmental litigation, natural resource policy and recently in the protection and restoration of the 22,000-square-mile Clark Fork River basin.

We, in LIBPA, welcome Mr. Budds and look forward to working with him in seeking solutions to the challenge of keeping our area a special place to live, work and to raise a family.

## **BUSINESSES YOU DON'T HEAR ABOUT!**

In the office complex on Sams Point Road across from New Point is Big Sky Promotions. Within the offices of Big Sky Promotions are two businesses owned and operated by Lady's Island residents Jeff and Kathy Lowe.

One business is Club Returns Inc. which sells designer items on e-bay and ships approximately 40 items per day to customers all over the United States. Their seller name on e-bay is elvispresley!.

The other business (Big Sky Promotions) promotes and schedules events (motorcycle jumps) for Robbie Knievel. Mr. Knievel is the son of the late legendary stuntman Evel Knievel.

Each of these businesses could operate anywhere in the United States. That Kathy and Jeff choose to live and conduct their business on Lady's Island is a reminder of how very special our island is and why we should continue to fight to keep it that way.

## **THANKS DR. TRUESDALE,**

We have all have heard the saying "When the going gets tough – the tough get going". There is little question that with the slow down in the economy, downturn in the real estate market and screeching halt in the residential construction business these are tough times. We on Lady's Island are fortunate to have individuals such as School Board member Jim Bequette, Councilman Paul Sommerville, Representative Shannon Erickson and Senator Tom Davis in key elected positions as we struggle to find solutions to the challenges of today. LIBPA, in its role of serving as the voice of Lady's Island, has the pleasure of working with these individuals.

One individual (not elected) who deserves a reminder of the fact that her accomplishments for our public schools are noted and appreciated is Superintendent of Schools, Dr. Valerie Truesdale. In her second year as leader of the Beaufort County School District, Dr. Truesdale has earned the respect and support of citizens in Beaufort County. She continues to tackle the challenging problems of finding real solutions to the very real problems in our school system. On Lady's Island, LIBPA lobbied for years for a third elementary school to relieve the student overcrowding at Coosa Elementary School. Dr. Truesdale made the tough call (supported by the School Board and based on what looked like a pause in the growth of the student population) to delay construction of a third elementary school but to purchase the property for such a school. Her solution to the overcrowding at Coosa Elementary, combined with excess space at Lady's Island Middle School, was to shift the fifth grades from Coosa and Lady's Island Elementary School to Lady's Island Middle School. To obtain the funds to purchase the land for a future elementary school, fix up the existing schools, build new ones that were urgently needed and build a performing arts center at Beaufort High School she (along with others) successfully convinced

the voters of Beaufort County to support a funding referendum for \$163 million in 2008. Questions such as a county wide policy of school uniforms and traditional or year round school years had drifted along for years without an answer because no answer pleased everyone – she resolved them.

Less than one year after the referendum 32 acres on Springfield Road has been selected and purchased as the site for the third elementary school. Next school year (2009/10) the 5<sup>th</sup> grades from Coosa Elementary School and Lady's Island Elementary School will move to Lady's Island Middle School. In addition to buying land for a third elementary school, standardizing the school year and settling the question of school uniforms she has tackled personnel problems, curriculum changes and the toughest problem – the effects of poverty on education.

As we continue to hear threats of reduced funding for education it becomes increasingly important to have a leader of our school district that is professionally recognized and respected at local, state and national levels. Dr. Truesdale is such an individual. There is no question that she has a vision for the school district, will make the tough decisions and under her leadership we might, just might, develop an educational system that really prepares the children of this county for the world they will face upon graduation. Certainly, the school board deserves credit for the hiring and continued support of Dr. Truesdale but she personally deserves our appreciation and support. Thanks Dr. Truesdale, not only for your leadership but for caring.

## **A COOL TOWN**

Congratulations to the Town of Port Royal for its selection by the readers of Budget Travel Magazine as the 10<sup>th</sup> "Coolest Small Town" in America. The definition of a "cool" small town as described by the magazine was "a town with under 10,000 residents, on the upswing and beginning to draw new residents because of its quality of life, arts and restaurant scene or proximity to nature".

## **WORLD CHAMPIONS FROM LADY'S ISLAND!**

Students from Lady's Island Elementary School and Lady's Island Middle School recently participated in the World Speed Stacking Championship in Denver and took second place in the 12 years of age and under category. Congratulations to all the students who participated and to Mr. Harry Smith their coach.

## SURVIVING FOR THE LONG HAUL

For the first time the subject of how we get and use energy was addressed as part of the new Beaufort County comprehensive plan. Although there are no earth shaking discoveries contained in this portion of the plan it does contain some interesting facts and offers some recommendations worthy of consideration. Following are some of the interesting facts:

- In 2005 South Carolina was ranked as the 5<sup>th</sup> largest electricity user per person in the United States.
- With 4 nuclear power plants, South Carolina is among the top nuclear power producers in the United States.
- South Carolina receives over half of its electricity from nuclear power plants.
- Although South Carolina has no coal mines, about two-fifths of its net electricity generation is derived from coal-fired power plants. In the past 12 months the price of coal has increased four fold.
- Between 1977 and 2001, as a nation, we grew in population by 30% while increasing the average number of miles we travel by 151%.
- In fiscal year 2008, Beaufort County collected 9,500 tons of yard waste and 2,000 tons of construction and demolition material.
- In 2008, 357 tons of unprocessed waste cooking oil was collected in the County.
- In the planning stage is a state pilot project to build an 80 megawatt wind farm of between 12 and 15 turbines about 3 miles off shore located, most likely due to high wind speeds, between Charleston and North Carolina. Researchers are predicting the project could be in operation within 5 years and serve between 20,000 to 24,000 homes.
- Letting a faucet run for five minutes uses about as much energy as letting a 60-watt light bulb burn for 14 hours.

After looking at all of the available information regarding ways to reduce energy demand and promote energy efficiency, it is clear that a simple solution does not exist. Some of the obvious solutions include recycling, energy audits, support of efforts to find alternative energy sources, promote construction of “green” (energy efficient) buildings and prevention of sprawl by better land planning. LIBPA extends a thank you to the Beaufort County Planning Department for highlighting the challenge of providing energy in the most efficient manner to the fastest growing (until recently) county in South Carolina.

## WIDENING 802 AND A NEW BRIDGE START GETTING CLOSER

By Rick Butler, LIBPA Transportation Representative

County Council recently approved United Contractors of Chester, South Carolina with a bid of \$34.5 million as the contractor to build the new bridge parallel to the McTeer Bridge and widen Lady’s Island Drive and Sander’s Brothers Construction Company of North Charleston with a bid of \$5.2 million as the contractor to widen Lady’s Island Drive (S. C. 802 from Ribaut Road to Highway 21). So, just when might we see big yellow machines, road cones and other signs that the widening of Lady’s Island Drive Highway 802 and the much anticipated second bridge be actually underway?

You can get all sorts of speculations about these two contracts, by far the most extensive and expensive road work on Lady’s Island in many years. One expert, who should know, is predicting “on the ground” evidence as early as July, assuming all continues on track. Dan Dennis, CEO of Dennis Corporation, is charged with shepherding all the County’s one cent sales tax projects through design, permitting and construction. He is closer to the actual progress of these big jobs than anyone else. He stated “These companies are hungry, and they have heavy equipment idle and standing by. They want to get started as soon as they can,” he noted. Factors which must be considered when predicting a starting date for the projects include:

- ◆ Beaufort County Engineer Robert Klink is planning to begin both the 802 road improvements and the second McTeer bridge work simultaneously, which might involve additional delays for final bridge permitting.
- ◆ On the second McTeer bridge, one unknown remains as this is written, making estimating the start of construction less certain. Permits to build this bridge, which involve wetlands issues being resolved and approved by OCRM, and then navigational issues under control of the US

Corps of Engineers, are still are being worked on. By the time you read this, OCRM is expected to have signed off on all its permits and to have forwarded approval to the Corps of Engineers. Mr. Dennis is hopeful that the Corps of Engineers will complete its review and approval during May.

If the Corps of Engineers approval of both bridge and road contracts are received in May, the County Engineer is planning a groundbreaking ceremony at some point along Highway 802 in June. It is likely that first work will begin on the Savannah Highway section shortly thereafter, with the Lady’s Island Drive widening timed to coincide with the new bridge construction schedule.

Both sections of the Highway 802 widening will include 4 foot wide bike lanes in both directions. These bike lanes will be next to the travel lanes, separated only by painted lines. The Savannah Highway section will also include sidewalks, while the Lady’s Island side is planned to include sidewalks between Sea island Parkway and the future Crystal Lake Park, with a pedestrian pathway from there to the bridges.

When will we see traffic cones and construction work along Highway 802? July seems the earliest date, and then only for the portion of the project between Shell Point and the Broad River. Even that is dependent on not encountering any snags with the Corps of Engineers. Assembling the flotilla of bridge building tugs, barges, pile drivers, etc., might take longer. With many factors still pending most of the planners expect to see activity on these projects begin this summer.

## NUMBER OF FORECLOSURES AND BANKRUPTICIES CONTINUE TO CLIMB

A check of the number of Beaufort County homes involved in either bankruptcy or foreclosure proceedings at the end of April would indicate we have not reached a bottom at this point. Over the last 30 days northern Beaufort County has seen an increase of 10 additional homes (69 to 79) involved in bankruptcy proceedings and 3 additional homes (92 to 95) involved in foreclosure proceedings.

South of the Broad River in Beaufort County the number of homes involved in bankruptcy increased by only 2 homes but the number involved in foreclosures saw the addition of 65 homes (254 to 329).

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

## NORTHER REGIONAL PLAN STATUS REPORT

The Northern Regional Plan Intergovernmental Agreement is in the process of being reviewed and hopefully approved by each of the participating government’s council. This agreement sets forth how future growth will be handled in northern Beaufort County and how disagreements will be resolved. This document is a not a final solution but rather a great beginning to achieving real “smart” growth by encouraging cooperation between governments instead of court cases.

## WILL LADY'S ISLAND EVER HAVE ITS OWN LIBRARY?

The simple answer to the question of Lady's Island having its own library is that such a thing is possible but not in the near future. Libraries are built based on the Beaufort County Library Master Facilities Plan. This plan lists the recommended order in which new libraries should be built or existing libraries renovated. It is evaluated annually by the Beaufort County Library Board of Trustees and forwarded to Beaufort County for inclusion as part of the county Capital Improvements Plan. In Beaufort County libraries and their operation is a function of county government and as such must compete for tax dollars with other areas requiring funding. County Council, as part of the budget process, is charged with making the final decision regarding allocation of funds.

The next new library to be built in Beaufort County will be on St. Helena and is on the path to actual construction. As to cost, the new 25,000 square foot library is estimated to cost \$7.5 million and if expanded to 35,000 square feet in size to accommodate a Sea Island Research area the price tag is projected to rise to \$10 million.

Following is the present prioritized list of projects showing location, size and estimated cost for construction of new libraries or renovation of existing ones.

- Burton, 28,000 square feet, estimated cost \$7.2 million
- Renovation of Hilton Head library, 42,000 square feet, estimated cost \$10.7 million
- Renovation of City of Beaufort Branch library, estimated

- cost \$4 million  
Lady's Island, 25,000 square feet, estimated cost \$6.4 million (land not included)
- Bluffton, two new 29,000 square foot libraries at an estimated cost of \$8 million each plus another \$1 million for renovation of the existing library.
  - Lobecko, renovation/expansion of the existing library, estimated cost \$2 million.

As can be seen from the above list, Lady's Island is 4<sup>th</sup> in line for a library and money for new libraries is anticipated to be in very limited supply for the next few years. So the answer to the question of a new library for Lady's Island is probably not for a few years.

## BEAUFORT A TOP ART DESTINATION

The City of Beaufort was recently recognized as a top art destination. Out of the 25 cities with a population of less than 100,000 residents selected by the readers of American Style Magazine as top cities to visit if the arts are what you are looking for, Beaufort came in as 12<sup>th</sup> (was 14 last year). Santé Fe, New Mexico was the number 1 spot.

## HURRICANE NAMES

The hurricane season will once again be upon us starting June 1 and running through November. There are 6 standard lists of names for hurricanes which repeat every 5 years. The list alternates between male and female names and English, Spanish and French names. The name of an extremely destructive hurricane will be retired and replaced. This year we will start out with Ana, Bill, Claudette, Danny and Erika. Hopefully, we will not get to hear these names at least used in the form of a threat to Beaufort.

## LADY'S ISLAND ELEMENTARY SCHOOL A SPECIAL HOME FOR ARTS AND EDUCATION

By Terry Dingle, Principal, Lady's Island Elementary School

Lady's Island Elementary is a unique school with extraordinary teachers, parents, faculty, and most of all great students. With an Arts Infused curriculum, students have the opportunity to excel in areas such as dance, drama, art, speed stacking, and choir. Once a child gets the taste of success and pride from their educational experience, they yearn to have more. When this spills over into the disciplines of math, language arts, science, and social studies educators are presented with a unique opportunity to facilitate learning when previously, the door may have been shut. This opportunity is realized at Lady's Island Elementary School where these artistic impressions are tied directly to South Carolina State Standards.

As we move toward the end of another school year, I'd like to thank the staff, students, parents, and community members for another very successful year of instruction at Lady's Island Elementary. The first round of the new state PASS test was

given early in March. The remainder of the test will be given May 12-27. Our teachers and students have been working very hard in the classrooms and expect nothing less than a high level of achievement in all areas of testing.

With the end of the year looming, we begin to think about the changes that are on the horizon. Next school year Lady's Island Elementary will remain a school of choice and will continue to offer an Arts Infused curriculum. It will not have a 5<sup>th</sup> grade as that level will be offered at the Lady's Island Intermediate School. In view of this move some faculty members will transition into different positions in the district. The good news is that as a result of the movement of the 5<sup>th</sup> grade we may be capable of accepting additional students desiring to attend under the school of choice option. Please

know that as these changes occur we, at Lady's Elementary School, will continue implementing a high level of instruction with a strong arts foundation.

Please be prepared to celebrate the successes of our students, teachers, and other faculty members as the year draws to an end. We will in fact, have a 4/5 graduation for the first time, as a result of the LIMS/LIIS transition. This ceremony will be held on June 5, 2009 at 6 pm at the BHS auditorium. Please come out to celebrate with us on this monumental occasion.

I am proud of the commitment shown by the entire staff of LIES and especially the hard work of our students.

## NEW RURAL ZONING APPROVED.

On April 27, 2009 Beaufort County Council approved the following modifications to the present rural zoning (1) additional houses may be built on small pieces of rural property (10 acres or less) than is allowed under the original zoning, (2) eliminates the zoning classification of rural residential and (3) exempted Lady's Island, Coosaw Island and all of Beaufort County south of the Broad River from these changes. In other words, for Lady's Island and Coosaw Island there is no change in rural zoning.

**FIRST QUARTER REAL ESTATE TRANSACTIONS FOR 2009**

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

People that have an interest in the real estate market (and that seems to be most folks today) eagerly await the results at the end of each quarter. The first quarter of each year is especially viewed with anticipation. I am guessing this is because we are not far into the “New Year” and we are all hoping for better news than last year. Even though we Realtors see transaction numbers every day, it is not until they are compiled and assimilated, that a clearer picture of what is happening in today’s market begins to appear. To provide that type of picture, the following is a statistical comparison of how the residential real estate market in northern Beaufort County fared for the first quarter of 2009 and how it compared to the same period the previous year.

*Comparison of Single Family Homes Sold 1<sup>st</sup> Qtr 2008 vs 2009*

Month	Beaufort		Mossy Oaks		Port Royal		Burton		Lady’s Island		Total	
	08	09	08	09	08	09	08	09	08	09	08	09
January	4	1	1	4	3	2	15	11	9	8	32	26
February	8	2	4	1	1	2	11	5	15	13	39	23
March	5	7	3	2	6	2	17	13	15	11	46	35
Total	16	10	8	7	10	6	43	29	39	32	117	84

*Comparison of Volume and Price for 1<sup>st</sup> Qtr 2008 vs 2009*

	2008	2009	% Change
Units Sold	117	84	- 28%
Average Selling Price	\$229,137	\$238,224	+ 4.0%
Median Selling Price	\$191,137	\$202,000	+ 5.4%

Looking at the above numbers, there does seem to be some surprises, primarily, in the apparent price appreciation. Sales are down across the board, but as can be seen, the average and median prices went up 4% and 5% respectively. This is even more surprising when one takes into account that some of those sales would have been foreclosures. Compared with other parts of the country, prices in Beaufort County have held pretty well. So have we hit the bottom in the decline of prices of residential real estate? If we have, is it time to buy a home before the prices go back up?

The obvious truth is that one quarter does not constitute a trend but can provide an indication of what might become a trend. With smaller numbers of homes selling, mathematically it takes less to swing the data one way or the other. What we see in the first quarter 2009 data in regard to prices might be the beginning of a trend. It might be that we have seen the bottom of price depreciation, or it could be that some folks happen to have bought more expensive home in the first quarter, thus giving the false impression that prices in general are moving up. Before we celebrate, I recommend we see how it looks after three quarters. At that time we should be able to make a sound judgment on where the market actually is. But still the rebound in prices in the first quarter is a glimmer of hope for which we are all grateful!

**NEW FORMULA INCREASES CHANCES OF LADY’S ISLAND DIRT ROADS BEING PAVED**

By Rick Butler, LIBPA Transportation Representative

Lady’s Islanders living on County-owned dirt roads got a real boost toward eventual paving of their dusty potholed streets with the adoption of a new formula for allocating scarce state funds.

Beaufort County Transportation Advisory Committee’s overhaul of their formula for prioritizing its recommendations for future paving projects resulted in moving all of Lady’s Island’s dirt roads higher on the list. With nearly 260 miles of still unpaved public roads, competition for paving priority is intense throughout the county.

On the latest county-wide priority list, Lady’s Island dirt roads moved up to the following positions: Central Drive, 1; East River Drive, 2; Trotter’s Loop, 11; West River Drive, 12; and the longest remaining dirt road in our county, Johnson’s Landing Road, 17.

“This is great news,” said County Councilman Paul Sommerville, who has supported the review of how priorities are established. Under the previous formula, in effect for over 15 years, some of Lady’s Island dirt roads would not have been rated high enough to be paved for decades to come, he noted.

When these roads might get paved is still subject to receiving state funding, but the increased priority assigned our roads should insure some are paved within the current four year funding cycle.

Nearly 80 homes are located on the Lady’s Island affected roads, all of which currently require frequent grading and drainage maintenance by County Public Works crews.

**LADY’S ISLAND COMMUNITY PRESERVATION REPORT**

The Lady’s Island Community Preservation Committee met on April 13, 2009 at the Lady’s Island Airport conference room. Items of business included:  
 ♦ A request by Mr. Rick McEilveen, owner and operator of the business “Sure Sign” located in the former site of Lord Evan’s paint store, to expand the area in the Village Center in which boat repair operations could be conducted.

The retail sale and repair of boats is presently authorized only in the portion of the Village Center from the entrance to the Beaufort High School to Meridian Road opposite the Lady’s Island marina. The committee voted to recommend denial of the request and for present zoning to remain in effect.  
 ♦ Mr. Ben Gacy presented information regarding the benefits of

inclusionary zoning and recommended that Lady’s Island zoning be modified to allow such zoning. Inclusionary zoning allows benefits (increased density, reduced amount of required open space) if a portion of the houses in a new development are priced in the “affordable” range. Since the subject of mandatory inclusionary zoning is presently being considered by County Council and the projected limita-

tions on Lady’s Island roads and bridges no action was taken.  
 The Community Preservation Committee meets on the second Monday of each month at 10 AM at 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 address to Brian Herman, Community Preservation Planner (470-2730).

## A CLOSER LOOK AT IMPACT FEES ON LADY'S ISLAND

Senator Tom Davis recently raised the question of imposing an additional impact fee (other than for transportation, parks and libraries) on new homes in Beaufort County as a way to help pay for the construction of new schools. The question of imposing a fee on each new home and in some cases commercial construction always elicits strong feelings, both positive and negative. In 1999, when impact fees were first imposed in Beaufort County, it was a controversial step designed to shift some of the financial load of providing infrastructure for new growth from the general taxpayer to the new home owner. It must be remembered that once collected, the law requires that impact fees can only be used for infrastructure projects that are needed as a result of the new construction.

The Beaufort County impact fees, which have been in existence since 1999, have been collected to help (not totally fund but just help) pay for parks, roads and libraries. Following is a look at the impact fees collected in the county during the period November 1999 through June 30, 2008, how much has been spent, how much is left and the amount that came from Lady's

Island.

**Parks and Leisure Services (PALS):** The County has collected about \$8 million in impact fees for parks, spent about \$4.5 million and has an available balance of \$3.8 million. On Lady's Island we have collected \$542,618 in park impact fees and \$2,188 of that amount has been spent on a study for Crystal Lake Park. With the development of Crystal Lake into a passive park and the property on Springfield Road scheduled to be developed into an active park it is not difficult to see that we on Lady's Island, will receive more than we have contributed in park impact fees.

**Roads:** The County has collected \$19 million, spent \$16 million and has \$3 million as a remaining balance. Road impact fees are identified as coming from 3 areas (1) Northern Beaufort county, (2) Bluffton and (3) Hilton Head/ Daufuskie. Northern Beaufort County collected \$3 million, spent \$1.5 million and has \$1.5 million in reserve. From a strictly local viewpoint, the Lady's Island Drive/Sea Island

Parkway Connector Road project, which is under design, will cost in the vicinity of \$6 - \$10 million and if approved is scheduled to be paid for from impact fees. The traffic improvements scheduled for the intersection of Sams Point Road and Holly Hall/Brickyard are also scheduled to receive impact fees.

**Libraries.** The County along with the Towns of Bluffton and Hilton Head has collected \$10 million in library impact fees of which \$6.4 million has been spent leaving a reserve of \$4 million. The Town of Port Royal and City of Beaufort have, to date, declined to collect the \$533/house library impact fee. The Town of Bluffton was the driving financial force in regard to library impact fees in that of the total \$10 million collected for library fees, \$8 million came from Bluffton and \$6 million was spent on a new Bluffton Library. North of the Broad River we collected about \$1.6 million in library impact fees (\$940,000 coming from the Lady's Island/St. Helena area) and have spent only \$42,000 on library related projects. If a

new library is built on St. Helena at a cost of approximately \$6 million obviously impact fees collected from the 2 islands cannot pay for it.

Lady's Island, as the fastest growing area in northern Beaufort County, has contributed a significant amount of impact fees and will receive very generous support from these fees. This highlights why it is unfair and impractical to base support or opposition to impact fees strictly on the basis of "what is in it for me or my area" or "if the money comes from my area I want every dollar to return to my area". If the allocation of impact fee funds is based only on their origin, most of the impact dollars will remain south of the Broad River. As a practical matter, the decision as to where impact fees are to be utilized should be based strictly on justified and demonstrated need.

*Editor's Note: The data contained in this article regarding the amount of impact fees collected and from where they were received can be viewed at the Beaufort County web site.*

## THE COST OF SOLID WASTE AND RECYCLING

In this time of tight budgets and decreasing revenue one of the items that will receive a close look is the costs of operating the 13 Beaufort County convenience centers which receive and dispose of household and yard waste plus recycle materials. The annual cost of operating these facilities is over \$6 million for which the average household pays about \$36 in taxes.

From time to time the cry is heard that since a reasonably new convenience center is available on St. Helena Island you could save the \$500,000 awarded to REA for renovation of the convenience center near the Lady's Island Airport and the cost of its operation, by just tell-

ing everyone on Lady's Island to use the facility on St. Helena. This action would appear to have some merit, although increasing the travel distance for Lady's Island residents, until you look at the population projections for 2025. Based on the population projections of the Northern Regional Plan, the next 16 years, Lady's Island will gain about 2000 homes and St. Helena another 1000 homes for a combined total of around 16,000 homes on the 2 islands. Whether 2 convenience centers could serve 16,000 homes is open for discussion, but there is no question that one convenience center would be overwhelmed. Certainly, due to the present economic situation, the growth on the two islands has

slowed down. No one believes the slow down in population growth in Beaufort County is a permanent situation.

An argument sometimes heard is that when a community such as Lady's Island reaches a certain level of density, they are no longer rural in nature and should not be provided access to convenience centers for disposal of their household waste. The City of Beaufort, which for about \$13/month provides curbside removal of household waste and recyclable materials for its residents, is investigating contracting this service as a matter of economy. As money gets tighter, we on Lady's Island can anticipate the question

of who should be provided access to solid waste removal, at tax payer expense, to be heard from both county and municipal governments. It is not a simple question with a simple answer and involves many factors, not the least of which is money.

*Editor's Note: The statistical cost data and growth projections utilized in this article were obtained from the Beaufort County Solid Waste and Recycling web site and Northern Regional Plan.*

**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 \_\_\_\_\_

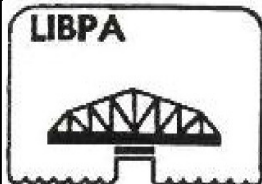
Newsletter preference: U. S. Mail  E-Mail  E-mail Address: \_\_\_\_\_

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**  
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Lady’s Island, SC 29907  
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