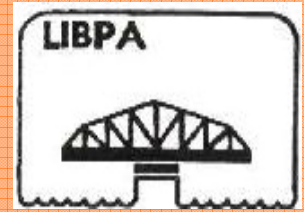


# IBPA

LADY'S ISLAND BUSINESS AND PROFESSIONAL ASSOCIATION



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

October 2009

Volume 12 Issue 10

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## GUEST SPEAKER FOR OCTOBER

**Shannon Erickson**  
**District 124 Representative**  
**South Carolina House of Representatives**



Representative Erickson was first elected to represent District 124 in the South Carolina House of Representatives in 2007 to fill an unexpired term. She was elected to a full term of office in the House of Representatives in 2008 and presently serves on the Labor, Commerce and Industry Committee. She is the owner and director of Lowcountry Building Blocks, Inc. (Hobbit Hill Preschools) and a former teacher. Her past contributions to the community include serving as a member of the Beaufort Regional Chamber of Commerce Board of Directors, member of the Governor's Advisory Committee on Child Care, President of the South Carolina Child Care Association and member of the Beaufort County First Steps to School Readiness Board.

Representative Erickson has been requested to include in her discussion with our members the following subjects.

- What is needed to help small businesses succeed in Beaufort County?
- What is necessary to change the present system of education funding?
- Will you support school impact fees in 2010?
- Your thoughts on solving the problems posed by the "point of sale" reassessment law.
- How can Beaufort County make its voice better heard in Columbia?

**Meeting: Tuesday, October 13, 8 AM**  
**Sea Island Conference Center**

Invite your friends and neighbors

Open to the public

## GOOD DEEDS YOU DON'T HEAR ABOUT IT

As an organization LIBPA is privileged to associate with businesses or individuals who, without any form of public recognition, make significant contributions to our community. At recent monthly LIBPA meetings we have attempted to recognize some of these public spirited businesses and individuals with a plaque and a public thank you. To date the following have been recognized in this manner:

**Everett Ballenger and Ballenger Realty:** As LIBPA members know Mr. Ballenger contributes a monthly article on real estate for our newsletter, was a former president of the Beaufort County Association of Realtors, his real estate company Ballenger Realty sponsors the landscaping of a median on Sams Point Road and he and his team at Ballenger Realty participates in the Sams Point Road portion of Keep America Beautiful by conducting monthly roadside "clean ups".

**Steve Thompson of P C Web Services.** In 2001 LIBPA arranged with Mr. Steve Thompson of P C Web Services to have a static web site. In 2003 the

decision was made to investigate expanding the LIBPA web site to allow it to better serve the community. Mr. Thompson offered to develop and maintain an active LIBPA community web site, at no cost, as his way of helping to make Lady's Island a better community. For the last 6 years the LIBPA web site ([www.libpa.org](http://www.libpa.org)) has, through Mr. Thompson's generous and talented efforts, been a constant work in progress to find better ways to serve the Lady's Island community.

The above listed individuals are only a few of the many generous and public spirited individuals and businesses who give of their time and talent to make our island a better place to live and work. We know that we can never recognize all of them. However, we can and will share with the community the contributions of some of these individuals as we are privileged to become aware of their actions.



## LADY'S ISLAND AIRPORT SCHEDULED FOR IMPROVEMENTS



Beaufort County council recently approved the following two contracts for the purpose of improving the operation and safety of the Lady's Island Airport.

**Runway resurfacing.** A contract in the amount of \$504,214.30 was awarded to Rea Contractors, LLC which will resurface the runway and taxiway B.

**Rotating beacon and wind cone refurbishment.** A contract in the amount of \$125,527.65 was awarded to Airfield Western which will refurbish the wind cone and rotating beacon plus install runway end identifier lights at the south end of the runway.

It should be noted that 95% of the cost of these projects is funded by Federal Aviation Administration grants, 2.5% by state funds and 2.5% by Beaufort County.

## SEPTEMBER DEVELOPMENT REVIEW TEAM ITEMS

The Beaufort County Development Review Team (DRT) is comprised of individuals with technical expertise in the areas of planning, design, transportation, engineering and permitting. The Team meets bi-weekly to review proposed projects, insure such projects meet existing standards and grant approval once it is confirmed that such standards will be met. During September the Beaufort County Development Review Team reviewed the following Lady's Island projects.

**Hopwood Mine** - Mitchell Brother's Inc. submitted conceptual plans for a 10 acre borrow pit on a 100 acre piece of property located on Brickyard Point Road across from the Barnwell Resources landfill.

**Tidal Creek Fellowship Church** – The Tidal Creek Fellowship submitted the final plans for the construction of a 13,000 square foot church with a 115 space parking lot to be located on 20 acres on Brickyard Point Road.

**Fire Station Expansion** - Lady's Island – St. Helena Fire District submitted a pre-application plan for expansion and renovation of the Lady's Island Fire Station on Sea Island Parkway. A "pre – application" meeting with the DRT allows the applicant and the members of the DRT to review the general nature of a project and clarify the standards which must be met prior to receiving permitting approval.

**Folkes Cottage Industry** - This was a request for a special use authorization for Mazzanna Lawn Care to utilize property at 221 Johnson Landing Road, which is located in the rural area of Lady's Island, for support of a lawn care business. The special use authorization was granted with specific guidance as to the manner in which such a business could be operated to preclude imposing on neighbors.

## LADY'S ISLAND RESIDENT SELECTED FOR APPOINTMENT AS JUDGE

Congratulations to Carol Ruff on her appointment by the S. C. Supreme Court as the Judge for the Beaufort County Drug Court. When the position was recently vacated Mrs. Ruff volunteered to serve without pay as the interim judge pending appointment of a permanent judge by the Supreme Court. Her actions add real meaning to the term "public service". She and her husband Harley live and work (Ruff and Ruff law firm) on Lady's Island and are long time members of LIBPA.

## A ROSE BY ANY OTHER NAME

In early 1981 the South Carolina Department of Highways and Public Transportation posted a sign at the foot of (what was then) the new J. E. McTeer Bridge which read "Ladies Island". Frank Glover, who was the District Maintenance Supervisor for the Department of Transportation and later would serve as a member of the Beaufort City Council, noticed the different spelling of "Ladies" and called his boss in Columbia. He was informed that the highway department uses the spelling of locations as provided by the U. S. Board of Geographic Names. This is a board, which had four employees and was convened in 1890 for the purpose of making rulings on what names will be used by the more than 100 federal agencies that issue maps or deal with geographic names. States are not required to follow the rulings of the board but naturally are encouraged to do so.

In 1975 the question of the spelling of Lady's Island had come before the board and they concluded, based on a 1653 Spanish document designating the island as "Islas Dames" and maps dated 1778 and 1843, that the official name should be Ladies Island. In addition the board had ruled, shortly after 1890, that apostrophes would be banned in official names. Therefore, the best that could be hoped for

would be "Ladies Island".

A local historian, Mr. John F. Morrall, Beaufort County Historian Gerhard Spieler, then Beaufort City Police Chief Jesse Altman and the Beaufort County Historical Society joined forces and went to the state highway department with a request to put back the old signs which used the spelling "Lady's Island". Senator James Waddell (D) of Beaufort joined in the battle and got the state archives department to research the subject.

As part of the research Mr. Morrall and the state historians agreed that much of the island, originally called Combee Island after an early planter, was granted to Lady Elizabeth Blake prior to 1773. She was the daughter of one colonial governor and the wife of another governor. Mrs. Blake was commonly called Lady Blake. Two 18<sup>th</sup> century memorial books refer to "Lady Blake or "Lady Blake's Island" according to a memorandum prepared by the State Department of Archives and History. The final result of the requested research was that the state determined that Lady's Island was the correct spelling. In February of

1982 the State Department of Transportation ruled that all signs and state road and highway maps would identify the island as "Lady's Island"

So today as we build another bridge parallel to the McTeer Bridge the community can rest assured that the sign "Welcome to Lady's Island" which was at the foot of the bridge will be replaced by LIBPA after the construction is complete and that the spelling of Lady's Island is correct.

*Editors Note: The basic content of this article was taken directly from two articles by Jim Polson published in the November 17, 1981 and February 17, 1982 editions of the Beaufort Gazette. It was originally published in the June 2003 edition of the LIBPA newsletter and is republished as a matter of general information for those who enjoy the history of our island.*



## A REAL RECORD OF SUCCESS

Mr. Donald Anderson, Project Engineer for United Contractors, which is the company building the new bridge parallel to the McTeer Bridge, reports that his company is the same company that did such a great job of repairing the McTeer Bridge after the barge hit it in 2007. If that is not enough to give you a feeling of confidence as to their ability to build the new bridge, he related that United Contractors is the company that built the McTeer Bridge in 1981 and that one of the supervisors on the present project started his professional career with the construction of the McTeer Bridge project.

Obviously the work on the project has started, so what should motorists expect to be watching on this major construction project through the end of this year? Work is presently underway from both sides of the river, and on the Port Royal side a sort of temporary pier called a

“work trestle” is being created. Mr. Anderson explained that this work trestle is strong enough to carry one of the huge crawler cranes out to water deep enough to hold a floating deck barge. When the trestle is done, we should see one of the big cranes crawl out and embark on a barge for working in the river.

The principal effort by United Contractors through the end of this year will be siting and then driving over 200 structural pilings deep into the mud to support the bridge. “Index piles” are already being placed, with the rest of these substantial steel and concrete pilings to follow. Pile drivers will be working from both ends of the bridge through much of the winter ahead. More complicated structural drilled shaft pilings will be placed to support the clear span over the navigable channel. These involve

drilling a shaft into the river bottom and building in place a foundation pile of rebar and concrete.

Mr. Anderson indicated that he and United Contractors will work with LIBPA to ensure the residents of Lady’s Island are kept informed of the key events occurring over the next 2 years (projected completion date March 29, 2013). United Contractors is using the Crystal Lake building that was the former home of Butler Marine, and presently is owned by Beaufort County as part of the future Crystal Lake Park.

An official groundbreaking ceremony for the project is scheduled for October 8<sup>th</sup>.

## COUNTRY ROAD’S, TAKE ME HOME

By Rick Butler, LIBPA Transportation Representative

The old John Denver song comes to my mind every time I drive certain areas of Lady’s Island’s prettiest sections of rural roads. There are some bits and pieces of “how it used to be” still to be found on our island. I’d like to share a couple of my favorites and invite your suggestions for other sections of roads you might particularly enjoy and with your help maybe there is another story for another issue.

Please limit your suggestions to County or SCDOT maintained roads (those with green road identification signs) as privately maintained (blue road identification signs) roads may have access issues.

My own personal two favorite stretches are each different, yet each have that mystical sense of an earlier time where man’s footprint has been lightly applied, a sort of timeless quality. Perhaps knowing what can happen to nice rural roads (like the world’s ugliest laminated power poles along Sam’s Point Road) make these special places seem even more valuable.

You might want to drive or bike along

Little Capers Road southward from where it begins at Holly Hall Road down to the Celadon Road intersection or beyond.

Houses along here are not grand or impressive, and are mostly occupied by native islander families. These residences seem to blend in with the natural setting, with intriguing narrow dirt tracks disappearing into the live oaks and scrub.

Trees arch over much of this section of roadway to offer bits of shade to riders.

Did you know we still have an active beef cattle farm on Lady’s Island? We do, and kids especially might enjoy seeing them, with a good mix of cows, young calves and cattle egrets in the mix.

This, my most favorite section of public highway on our island, is the last half mile or so of Brickyard Point Road North from beyond Central Drive a ways out to the end of pavement at the Brickyard Creek county boat ramp. As you near the end of Brickyard Point North Road, you pass through a cooling “avenue of oaks” such as many island roads used to have, followed

by the pastures of farmer Freddy White coming into view, along with the scattered homes of his extended family. This bucolic setting ends abruptly at the unimproved boat ramp, with the ICW passing only a few feet out, and views across the water to Dale, Jack’s Island, and the subdivision at Perry Clear.

The view would be plenty, but having Freddy White’s handsome herd of black cows and calves munching alongside the road makes it extra special.

So there are two ideas for bikers or those just enjoying a drive around old-timey parts of our island. Readers are welcome to email me ([olricks@gmail.com](mailto:olricks@gmail.com)) with your own favorite bits of local public roads. Hopefully, there will be enough for a follow up story?

## WELCOME new members for September

Dr. Jill Blau with Island Podiatry  
Randy Ram with Complete American Pawn  
Wendy Walls with Technical College of the Lowcountry  
Chris Mixson with Smokey Chef Catering  
David Bernthal—Resident



## RELOCATION

The sign business of Ricky and Ashley McElveen, A Sure Sign, has relocated from its former location on Sea Island Parkway in the Village Center of Lady’s Island to 873 Robert Smalls Parkway (the commercial area at the foot of the Broad River Bridge). At this new location they will have both their sign business and McElveen Marine which offers boat repair, and sells and service for used boats. Their new phone number is 525-0151.

## THANKS SCB&T

Thanks for the great landscaping Lady’s Island SCB&T Bank. When you depart the Food Lion shopping center to enter Sea Island Parkway you cannot help but appreciate the great job SCB&T has done with the landscaping around their building. It makes our community a more attractive place in which to live.

**LADY’S ISLAND PUBLIC SCHOOLS  
CAPACITY VERSUS ENROLLMENT**

In an effort to reduce the overcrowding at Coosa Elementary School the 5<sup>th</sup> grade at both Coosa Elementary School and Lady’s Island Elementary School was transferred to Lady’s Island Middle School starting in school year 2009/10. As can be seen from the following chart, it did not solve all of the problems of overcrowding in public schools on Lady’s Island but it helped.

| School                   | Capacity | Student Enrollment (Day 5) |        |        |        |         |
|--------------------------|----------|----------------------------|--------|--------|--------|---------|
|                          |          | 2005/6                     | 2006/7 | 2007/8 | 2008/9 | 2009/10 |
| Coosa Elementary         | 476      | 644                        | 648    | 644    | 660    | 528     |
| Lady’s Island Elementary | 420      | 415                        | 405    | 429    | 421    | 356     |
| Lady’s Island Middle     | 897      | 710                        | 700    | 666    | 577    | 743     |
| Beaufort High School     | 1,324    | 1,648                      | 1,680  | 1,651  | 1,661  | 1,717   |
| Total                    |          | 3,417                      | 3,433  | 3,390  | 3,319  | 3,344   |

Part of the problem is that additional requirements have been placed on the school systems that require space. For example, Coosa Elementary was built in 1998 with a stated capacity of 525 students and by August of 2000 had reached its capacity. Today the capacity of the school is established at 476. This explains why that even with relocating the 5<sup>th</sup> grade and reducing the student population by 132 students the school is still utilizing 7 mobile classrooms with 3 of them serving as the homeroom for individual classes.

Beaufort High School is a similar story. When it was built in 2000 the advertised capacity was 1,500 students. Later studies said that since we were using classrooms designed for classes of 25 or more students for smaller classes such as the International Baccalaureate Program the overall capacity was reduced. Accordingly the official capacity of Beaufort High School was reduced to the range of 1,300 to 1,400 students. The International Baccalaureate Program has been canceled and replaced by the Advanced Placement program which allows better use of classrooms (space was not the only reason for this action). As can be seen from the number of students attending Beaufort High School on day 5 of this school year (1,717), regardless of which capacity number you prefer, Principal Durbin has more students than his facilities are designed to support.

Sooner or later the unpopular question of redistricting the high school attendance zones must be addressed. As to Coosa Elementary School the relocation of the 5<sup>th</sup> grade to Lady’s Island Middle School did relieve some of the overcrowding pressure, it did not solve it. However, with the slow down in both the construction and real estate markets the student population in the Coosa attendance zone should stabilize, at least until the economy improves. The school district has purchased land on Springfield Road for construction of the next elementary school as a contingency measure. So for the next few years the simple truth is that Coosa Elementary will continue to operate at or near capacity and some mobile classrooms will continue to be required.

**THE LADY’S ISLAND INTERMEDIATE AND  
MIDDLE SCHOOL AT FIRST GLANCE!**

In August, 2007 Mr. Terry Bennett assumed the role of Principal of Lady’s Island Middle School following a very successful time at Lady’s Island Elementary during which he guided the school’s transition into a popular “school of choice”. Lady’s Island Middle School has the facility capacity for almost 900 students and in recent years attracted an average of between 600 to 700 students. To better use the space available in our public schools on Lady’s Island the decision was made to move the 5<sup>th</sup> grades from Lady’s Island Elementary and Coosa Elementary to Lady’s Island Middle in school year 2009/10.

In an attempt to show the impact of the addition of the 5<sup>th</sup> grade to Lady’s Island Middle School following are some statistics from the beginning of school this year as compared to the beginning of school in 2007.

| Grade Level           | Student Population |      |
|-----------------------|--------------------|------|
|                       | 2007               | 2009 |
| 5 <sup>th</sup> Grade | N/A                | 145  |
| 6 <sup>th</sup> Grade | 180                | 232* |
| 7 <sup>th</sup> Grade | 206                | 195  |
| 8 <sup>th</sup> Grade | 235                | 171  |
| Total                 | 621                | 743  |

\*Note: In view of the significant increase in the number of students in the 6<sup>th</sup> grade, two additional teachers will be hired

| Ethnicity        | Racial Make- Up of Student Population |      |
|------------------|---------------------------------------|------|
|                  | 2007                                  | 2009 |
| African American | 62%                                   | 47%  |
| White            | 33%                                   | 45%  |
| Hispanic         | 4%                                    | 6%   |
| Other            | 1%                                    | 2%   |

The numbers speak for themselves but tell only a very small part of the story. Lady’s Island Intermediate/ Middle School is in the process of many changes and all of them designed to benefit the students of this community. Mr. Bennett and his team of educators and administrators deserve both our support and praise for their efforts.

**MORE DIRTY DIRT ROADS  
By Rick Butler, LIBPA Transportation Representative**

Good news arrived this summer for the many folks living on County dirt roads on Lady’s Island. A new formula for the allocation of scarce state funding for road paving in Beaufort County has been put in place. As a result, several dirt roads on Lady’s Island are now in the queue for paving during the current four year funding cycle.

However, blacktop won’t be laid down anytime soon – probably not until next summer. The first Lady’s Island projects are Central and East River Drives. The County Engineer’s staff explained that survey crews have already been surveying the dirt roads on the list for paving. Next will come completion of the surveys and the actual design work. After design is done, permitting and any right of way additions must be completed. Finally, early next year, the first contract orders will be prepared. Only after contractors have been selected and approved will the big diggers and pavers appear.

There is light in the tunnel here, but there are also lots more potholes and suspension alignments and dirty cars in our dirt road residents’ near-term futures.

## LOCAL REAL ESTATE - INVENTORY AND SALES BY PRICE RANGE.

By Everett Ballenger Owner /B.I.C Ballenger Realty, 2008 President of Beaufort County Association of Realtors.

Real estate inventory is a “moving target” in that the numbers change constantly because new properties go under contract and others close daily. To provide a snapshot of the present local situation in regard to inventory we are taking a look at a single day in September and comparing it to a similar date in 2008, in the Beaufort, Mossy Oak, Port Royal, Burton, and Lady’s Island areas. As one would expect in current market conditions, single family home inventory is up, but not as much as you would expect. In six out of the eleven price ranges, there are actually fewer homes on the market than last year. These are encouraging numbers, because once inventory is reduced, prices should at least stabilize.

| Price Range            | Inventory (as of Sept 8/08) | Inventory (as of Sept 14/09) | Sales 2009 (Jan - Aug14) | Monthly Sales Rate * |
|------------------------|-----------------------------|------------------------------|--------------------------|----------------------|
| \$0 to \$99,999        | 6                           | 12                           | 22                       | 2.30                 |
| \$100,000 to \$199,999 | 159                         | 210                          | 119                      | 12.50                |
| \$200,000 to \$299,999 | 176                         | 194                          | 76                       | 8.00                 |
| \$300,000 to \$399,999 | 99                          | 79                           | 34                       | 3.50                 |
| \$400,000 to \$499,999 | 79                          | 67                           | 10                       | 1.00                 |
| \$500,000 to \$599,999 | 55                          | 55                           | 12                       | 1.26                 |
| \$600,000 to \$699,999 | 35                          | 28                           | 1                        | 0.10                 |
| \$700,000 to \$799,999 | 26                          | 21                           | 2                        | 0.21                 |
| \$800,000 to \$899,999 | 16                          | 12                           | 1                        | 0.10                 |
| \$900,000 to \$999,999 | 10                          | 18                           | 1                        | 0.10                 |
| \$1,000,000 and up     | 38                          | 44                           | 4                        | 0.42                 |
| <b>Total</b>           | <b>696</b>                  | <b>748 (+7%)</b>             | <b>282</b>               | <b>29.49</b>         |

\* Note: Monthly sales rate is the average number of homes, in a specific price range, which have been sold each month based on 2009 sales to date.

Worthy of note is the fact there are 210 homes in the \$100,000-\$200,000 price range. This is typically the price range first time home buyers will start their search...so they have a lot to choose from! There are also a wide number of choices for those folks looking to move up a notch in the \$200,000 - \$300,000 range. Homes in the \$100,000 to \$300,000 range constitute 54% of today’s inventory.

At the present absorption rate (sales per month) there are 16.8 months of inventory for \$100k-\$200K range and 24.25 months of inventory for the \$200-\$300k range. Overall, if no other properties came onto the market from today - there is 25.36 months of inventory available for sale. As you would expect, the higher the asking price, the less sales there are. When we get to \$1,000,000 + range there is a 104 months (almost 9 years of inventory at the present sales rate) of housing stock available to the discerning buyer!

After reading the above, it might be stating the obvious...but to have any chance of selling a house, it must stand out from the substantial crowd. Sellers would do well to seriously consider the advice their Realtor offers in regard to improving the chances of achieving a sell in today’s market. Most agents can recommend a specialist in home staging. The fees vary for this service, which can go from just rearranging the furniture, to a complete staging program, with furniture and accessories supplied by the home staging company. This is particularly useful when the owners have to move and have a vacant house. At the risk of stating the obvious, remember that landscaping and curb appeal are particularly important. You only have about 15 seconds to impress a buyer...that is normally the time it takes for the potential buyer to decide if they are really interested or not in your home. First impressions are so important.

The growth of the inventory pool north of the Broad River does seem to be slowing down. The possible “fly in the ointment” (according to the rumor mill) is a supposed backlog of foreclosures which the lending institutions are holding back. The reason they are holding back on executing all of the foreclosures (allegedly) is because of the sheer volume with which they are dealing and they do not want to flood the market with more than it can absorb. Like most rumors there is probably a grain of truth in that we still have additional foreclosures to absorb in the general market but the area north of the Broad River is not (so far) being hit as hard as many other parts of the country. Finally, it is true that we have a healthy inventory but it is also true that that this inventory is located in a place that many want to live. The general market in the rest of the country has to improve a bit to allow those wanting to become our neighbors to sell their home but once that occurs they will come.



## FORECLOSURE AND BANKRUPTCY REPORT

At first glance the foreclosure and bankruptcy statistics for August and September 2009 offers a glimmer of hope that the number of homes involved in bankruptcy and foreclosure proceeding in Beaufort County may have stabilized. Although northern Beaufort County had a slight jump in the number of foreclosure cases from the previous month the general trend, for the first time, is lower numbers for all of Beaufort County. Whether this is just a mathematical fluke or the beginning of real trend only time and the real estate market will tell. Following is a comparison of the Beaufort County foreclosure and bankruptcy numbers for August 2009 and September 2009, as reported by [www.foreclosure.com](http://www.foreclosure.com).

| Location                       | Foreclosure |            | Bankruptcy |            | Total      |            |
|--------------------------------|-------------|------------|------------|------------|------------|------------|
|                                | Aug 09      | Sept 09    | Aug 09     | Sept 09    | Aug 09     | Sept 09    |
| City of Beaufort               | 12          | 17         | 31         | 18         | 79         | 43         |
| Town of Port royal             | 6           | 9          | 7          | 6          | 14         | 13         |
| Lady's Island                  | 15          | 15         | 12         | 17         | 28         | 27         |
| St. Helena                     | 13          | 15         | 18         | 7          | 26         | 31         |
| Seabrook                       | 3           | 3          | 6          | 2          | 10         | 9          |
| Burton                         | 0           | 0          | 0          | 0          | 2          | 0          |
| <b>Total Northern Bft. Cty</b> | <b>49</b>   | <b>59</b>  | <b>74</b>  | <b>50</b>  | <b>123</b> | <b>109</b> |
| <b>Total Southern Bft. Cty</b> | <b>322</b>  | <b>321</b> | <b>144</b> | <b>120</b> | <b>466</b> | <b>465</b> |
| <b>Total Beaufort County</b>   | <b>371</b>  | <b>380</b> | <b>218</b> | <b>170</b> | <b>589</b> | <b>550</b> |

As a note of interest, of the 465 homes located in Beaufort County, south of the Broad River, involved in either foreclosure or bankruptcy proceedings 190 of them are in the Town of Bluffton.

## FIRE PROTECTION AND ANNEXED PROPERTIES ON LADY'S ISLAND

The Burton Fire District and the City of Beaufort are in the process of resolving or at least attempting to resolve the question of fire protection services for areas of Port Royal Island which have been annexed by the City of Beaufort in recent years. It would be inappropriate for LIBPA to comment on the subject. However, it should be noted that in 2001 the members of the Lady's Island – St. Helena Fire District (LISH) commission sat down with Mayor Bill Rauch of Beaufort and developed an automatic aid agreement with the City of Beaufort. The basis of the agreement was that LISH would provide fire protection for those properties annexed by the City of Beaufort on Lady's Island. In return for "first response" fire protection the City of Beaufort will, each year, pay 80% of LISH's millage rate as applied to the tax assessment of annexed properties. The 20% discount was granted in return for the City of Beaufort performing all required inspections of buildings and review of construction plans for new development within the annexed areas. In addition, the City of Beaufort Fire Department will respond to each major fire call with a "first out" engine company and, if required a second ladder company. Both parties agreed that the 2001 contract would be valid for a period of 10 years which allowed long range planning for both the city and the fire district.

This agreement is a "win – win" for both communities. The City of Beaufort is obtaining enhanced fire protection for the annexed areas of Lady's Island without substantial capital investment and Lady's Island fire district is able to protect a major source of revenue derived from high value commercial property such as Publix, Walgreen and Barbara Jean's which were annexed into the city. For the last 8 years this agreement has provided a stable, predictable financial framework within which the citizens of Lady's Island and St. Helena Island have received the best possible fire protection regardless of whether they were in the city or county.

It is fully understood that prior to its expiration in 2011 the agreement will have to be renegotiated. However, that the agreement has worked as well as it has is a compliment to both the Lady's Island – St. Helena Fire Commission and the City of Beaufort. We, in LIBPA, extend a special thank you to those involved in the development of the original agreement and for your willingness to seek practical solutions to politically sensitive challenges. As a result of your efforts everyone in our community, regardless of whether your property is in the city or the county, has great fire protection.

## ISLAND NOTES

**"Welcome to Lady's Island" sign saved!**  
After having the Woods Bridge "Welcome to Lady's Island" sign destroyed as part of the project to widen Sea Island Parkway LIBPA, with the help of Spectrum Graphic, has removed and stored the McTeer Bridge "Welcome to Lady's Island" sign. These signs are sponsored and maintained by LIBPA with landscaping help from the Lady's Island Garden Club. A special thanks to all who took the time to remind us of the need to preserve the sign during the upcoming construction work.

**Trophy Case relocates to Riverwalk Business Park.** The Trophy Case which had one store in Bluffton and one store on Lady's Island has centralized its operations to 472 Brown Cove Road South in the Riverwalk Business Park. Their new phone number is (843) 645-9495, fax number 645-2606 or e-mail at [trophycase2008@aol.com](mailto:trophycase2008@aol.com) and they will do pick ups and deliveries to the Beaufort area.

**Congratulations to the Lady's Island- St. Helena Fire District Auto Extraction Team** which recently participated in an International Competition in Seattle, Washington and won 3<sup>rd</sup> place in the nation and 6<sup>th</sup> place in world competition. To be allowed to compete the team had won 1<sup>st</sup> place in the state competition and their performance in the international competition grants them authorization to compete again next year. To all of the members of the Lady's Island – St. Helena Fire District please know that the residents of Lady's Island think that you all are champions and we love to see it when others agree with us.

**Welcome back Mrs. Dillard, Principal, Coosa Elementary School.** Mrs. Carmen Dillard, who had to miss the first part of this school year due to illness, has now recovered and is back at Coosa Elementary School.

## GETTING AN EARLY START ON THE 2010 ELECTION SEASON

Lady's Island resident Rob Miller (D), who has announced his candidacy for the 2<sup>nd</sup> District U. S. Congressional seat presently held by Congressman Joe Wilson (R), has opened a campaign office in the commercial complex opposite the entrance to New Point on Sams Point Road.

**ECONOMY BEGINS TO EFFECT FUNDING OF ROAD PROJECTS**

Work has begun on the construction of a new bridge and the widening of Lady’s Island Drive. These two projects have a combined price tag of almost \$36 million so a check of the status of the collection of funds for these and other designated projects would appear in order. The funds for these projects will come from a 1% sales tax authorized by Beaufort County voters in 2006 and is scheduled to continue for 6 years or until \$152 million is collected. On August 24 the Dennis Corporation, which is the company hired to oversee the execution of the projects funded by the 1% sales tax, provided a report to Beaufort County Council which included a review of the funds received to date. Following is the information provided in this regard.

| Fiscal year              | Forecasted Receipts | Actual Receipts | Per Cent Difference |
|--------------------------|---------------------|-----------------|---------------------|
| 2008 1 <sup>st</sup> Qtr | \$6,333,333         | \$7,838,127     | +24%                |
| 2008 2 <sup>nd</sup> Qtr | \$6,333,333         | \$7,257,319     | +15%                |
| 2008 3 <sup>rd</sup> Qtr | \$6,333,333         | \$7,549,882     | +19%                |
| 2008 4 <sup>th</sup> Qtr | \$6,333,333         | \$7,783,702     | +22%                |
| 2009 1 <sup>st</sup> Qtr | \$6,333,333         | \$9,776,468     | +54%                |
| 2009 2 <sup>nd</sup> Qtr | \$6,333,333         | \$7,358,061     | +16%                |
| 2009 3 <sup>rd</sup> Qtr | \$6,333,333         | \$6,741,168     | +6%                 |
| 2009 4 <sup>th</sup> Qtr | \$6,333,333         | \$6,818,262     | +8%                 |
| Total                    | \$50,666,664        | \$61,141,029    | +21%                |

There is no question that the revenue from the 1% sales tax for the first two fiscal years has exceeded the rate of collection necessary to raise the required \$152 million in 6 years and possibly earlier. It is worthy of note that the last two quarters of the fiscal year (Jan-June 2009) showed a significant drop in revenue from the previous quarter. At this point, based on the money raised to date, the only question would appear to be at what point can the sales tax be rescinded, not will it raise sufficient funds. Obviously, if the recent trend of decreasing revenue continues, the picture could change rather quickly.

**PLANNING REPORT**

By Jim Hicks,  
Lady’s Island Planning Commission Representative

The Lady’s Island subcommittee of the Beaufort County Planning Commission met on September 16<sup>th</sup> in the conference room of the Lady’s Island Airport to review a request to allow the sale and repair of boats throughout the Village Center. At the present time, such commercial use is limited to the area in the vicinity of the Lady’s Island Marina and is the subject of strict regulations in regard to the visual image projected to passing traffic. The Lady’s Island Community Preservation Committee had reviewed and recommended disapproval of a similar request in the past. The Lady’s Island subcommittee recommended that no change be made to the present zoning and the request for expansion of the area allowing boat sales and repairs be denied. It should be noted that the sale and repair of boats is authorized in areas zoned rural and rural business district in addition to the designated area in the Village Center.

**PROPERTY THAT IS RURAL TODAY AND WILL BE RURAL TOMORROW**

By Jim Hicks, Lady’s Island Planning Commission Representative

Property which is zoned rural, regardless of where it is located, will probably experience the most intense pressure from growth in the future. With a general density of only 1 home per 3 acres rural land is a tempting target for developers. This can be seen by the fact that only 10% of the property south of the Broad River in Beaufort County remains uncommitted to some form of development. In northern Beaufort County 60% of the property is zoned rural. As the amount of available undeveloped land is reduced, the pressure to allow development on this rural property will increase.

Today, on Lady’s Island 48% (6,864 acres) of the total island is zoned rural. Thanks to the efforts of a wide variety of elected officials and residents this property stands a very good chance of remaining rural in nature for many years in the future. The reasons rural property on Lady’s Island and Coosaw Island has this exceptional degree of protection include:

- When the zoning for Lady’s Island was developed by the Community Preservation Committee clear and distinct boundaries were established for rural land.
- The Mitchell family placed 200 acres of their family property in the northern part of the island under a conservation easement.
- Dr. Pratt, DVM placed the 646 acres which surround Ashdale under a conservation easement.
- The Rural and Critical Lands Program, with funding help from the Marine Corps, purchased 65 acres in the northern part of Lady’s Island to insure it will never be developed.

- Agreement was reached by members of the Northern Regional Plan Steering Committee and formalized in the Plan that the northern portion of Lady’s Island that is presently zoned rural will remain rural regardless of whether the property is in the county or the City of Beaufort.

- Lady’s Island County Councilman Paul Summerville’s successful battle to exempt the rural portion of Lady’s Island from recent zoning changes that would have increased the authorized density.

- The residents of Coosaw Island and Judge Island requested and have been approved to be placed into a Community Preservation status that would legally protect their islands from development in excess of what is authorized now.

The most important reason that Lady’s Island, Coosaw Island and Judge Island have the large amount of rural property that presently exists is the loud and clear voice of the residents who live in these rural areas. Each and every time in the past when there has been a move to change the zoning of rural property on these islands the residents have been quick to remind folks that it is “just the way they like it”. To each of you who have attended many meetings to ensure that message is heard – thank you. Thanks to your efforts and the generosity of individuals such as the Mitchell family and Dr. Pratt the rural portions of the Lady’s Island, Coosaw Island and Judge Island are safe from excessive development – for now.

**WHITEHALL DEMOLITION NOTED WITH A TOUCH OF SADNESS**

At the urging of the City of Beaufort, the White Hall property at the foot of the Woods Memorial Bridge is being cleaned up. The underbrush is being removed and the old building demolished to prevent it from becoming a safety hazard. The building was the original home of the Wilkop’s White Hall Restaurant where LIBPA was formed in November 4, 1981. The building also served as the home of the Bateaux Restaurant.

**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  
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