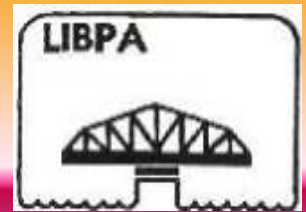


# IBPA

LADY'S ISLAND BUSINESS AND PROFESSIONAL ASSOCIATION



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

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## GUEST SPEAKER FOR JANUARY

**Kimberly Statler**

**Executive Director, Lowcountry Economic Network**



Ms. Statler is completing her third year as the Executive Director of the Lowcountry Economic Network. The Economic Network is a public/private organization designed to provide support for business recruitment and expansion efforts in Beaufort County. Prior to becoming the Executive Director, Ms. Statler was Executive Director of the Technical College of the Lowcountry Foundation. Her past professional experience includes owner of an economic development consulting firm, Vice President of Rivers of Steel National Heritage Area, Director of Government Relations/Legislative Liaison for the Iowa House of Representative and Legislative Aide and Campaign Manager for a U. S. Congressman. She is a graduate of Southeast Missouri State University and has a master's degree in Health Care Administration from Des Moines University. Ms. Statler and her family are residents of Lady's Island. Specific subjects she has been requested to include in her discussion with our members include:

- \* Has Beaufort County turned the economic corner and is now in a recovery stage?
- \* In addition to tourism, the military and retirees what other economic area(s) should be targeted.
- \* What steps are needed to better support small businesses?
- \* Will the Whale Branch High School/TCL partnership improve the quality of Beaufort's work force?
- \* Status of Economic Network county wide review of business licenses.



**Meeting: Tuesday, January 12, 8 AM**

Invite your friends and neighbors

**Sea Island Conference Center**

Open to the public

## 2009 MEMBERSHIP REPORT

By Jon Rembold, President, LIBPA

The Lady's Island Business and Professional Association will begin 2010 with a total of 234 members as compared to 238 the previous year. Following is comparison of the 2008/9 membership statistics.

Membership Category	December 2008	December 2009
Business	155	146
Residential	53	53
Total	208	199
Complimentary*	30	35
Total	238	234

\* Complimentary memberships are provided to organizations or individuals that support Lady's Island and with whom we, as an organization, desire to maintain good communications. Examples of complimentary memberships include the principals of each of the schools on Lady's Island (public and private), churches on the island and key individuals in various government positions.

As can be seen, the LIBPA total membership in 2009 decreased by 4 due to a combination of members declining to renew their annual membership and a reduction in the num-

ber of new members (31 new members in 2008, 18 new members in 2009). The most common reasons provided for failure to renew memberships were based on the economy and in some cases, regrettably, no longer being in business.

A 3% reduction in total membership is not a cause for alarm (concern perhaps). A 54% reduction in new members does make one wonder, even with fewer businesses on the island, if we are getting the word out as to the role LIBPA serves in our community.

To each of you who continue to support LIBPA with your membership – thank you. Please consider sharing the word with your neighbors, business associates and friends regarding the role of LIBPA in the Lady's Island community. If you need extra newsletters or someone to call a prospective member, just let me know.



**FROM THE EDITOR**

Up until 2001 the LIBPA monthly newsletter consisted of 1 page (front and back) and was designed to remind members of the monthly meeting, announce the guest speaker and pass on club news. For a good number of years Pat Harvey Palmer was the editor, publisher, writer of articles and anything else it took to get the newsletter in the mail. In 2001 the LIBPA Board of Directors made a conscious decision to use the newsletter to tell the Lady's Island's story. Over the years the size of the newsletter and our association has increased, use of e-mail delivery has significantly increased (over 50% of our membership prefer receiving their newsletter via e-mail) and the LIBPA web site ([www.libpa.org](http://www.libpa.org)) offers the newsletter to the general public. The welcome arrival of the Island News has added a new dimension in regards to telling the Lady's Island story. It is published more frequently, goes to a much larger audience and does many things much better than our newsletter could or should ever do. How LIBPA and the Island News can best work together for the good of Lady's Island is a work in progress.

Each year those of us who are involved with putting the newsletter together attempt to objectively evaluate the newsletter, determine if it does in fact support the community and if so, how can we improve it. Your thoughts, comments and even criticism on the subject would be appreciated.

Please allow me to take this time to publicly recognize some individuals without which there would be no newsletter. Pat Harvey Palmer provides LIBPA a mailing address, storage space in her building (Home Town Realty) and serves as Treasurer.

Judy Smith does the layout of the newsletter, coordinates the printing, distributes the newsletter, maintains the membership roster and welcomes new members. Steve Thompson of PC Web Services who, for over 10 years, has contributed his time and talent in the maintenance of the LIBPA website. Everett Ballenger who each month shares his thoughts regarding the real estate market and Rick Butler who ensures we are informed of the latest news in regard to our roads and bridges. Finally, to each of you, please know how very much I appreciate the sense of humor and courtesy with which you point out errors, your willingness to contribute information and articles to the newsletter, your comments and recommendations as to ways we can improve the newsletter and your active support of our community as a member of the Lady's Island Business and Professional Association.

Thank You and Happy New Year,

**THE ISLAND NEWS  
2009 LIBPA COMMUNITY SPIRIT  
AWARD WINNER**

The Island News was selected as the recipient of the Lady's Island Business and Professional Association 2009 Community Spirit Award. The Island News is a weekly newspaper which was founded in 2008 by publishers Ms Kim Harding Gallant and Ms. Elizabeth Harding with Mr. John Williams as editor. The newspaper, which is provided to the community without charge, has emphasized the achievements of our students, recognition of our teachers and the volunteer contributions of time and talent by our neighbors. The Island News has allowed the Lady's Island community to share the good news of our community. The sensitive and positive manner in which they portray the Lady's Island community promotes pride, appreciation of our schools, better understanding of our neighbors and reminds us all of what a great place in which we are privileged to live, work and raise our families. LIBPA is proud to recognize Ms. Gallant, Ms. Harding and Mr. Williams for their vision, courage and talent. The award will be presented at the January LIBPA meeting.

**ANOTHER LOOK AT A  
CONVENIENCE CENTER ON LADY'S  
ISLAND**

The closing of the Convenience Center on Lady's Island is going to happen. Once closed, the residents of the island can either drive to the St. Helena Center, which is a very nice facility, or contract for commercial curbside pickup. The problem with commercial pickup is that 48% (6,864 acres) of the island is zoned rural, primarily the northern part, where 1,121 existing homes are located producing a density of only 1 house for ever 6 acres. Commercial contractors are not going to be enthusiastic about signing up to provide curbside pickup for only 1 house every 6 acres. The future will see additional houses built in the rural area of Lady's Island but probably not enough to economically justify commercial curbside pickup of household waste. As can be seen from these numbers the primary justification for locating a convenience center near the center of Lady's Island is not only providing a service to its rural residents but just as important is the shifting of the convenience center traffic load off of Sams Point Road and Sea Island Parkway. We have spent millions widening roads and building bridges. Surely the cost of a modern convenience center centrally located on Lady's Island is a good investment.

**FORECLOSURE AND BANKRUPTCY REPORT**

As can be seen from the following chart the number of homes in Northern Beaufort County involved in either foreclosure or bankruptcy proceedings in the last 12 months (Jan-Dec 2009) saw a 76% increase when compared to the similar period in 2008. County wide there was a 94% increase. It would appear, based on this data, the housing crisis is not over within Beaufort County. Hopefully, in 2010 this part of the real estate market will stabilize.

Northern Beaufort County 2009 Foreclosure and Bankruptcy Report (December 2009)

Location	Foreclosure	Bankruptcy	Total
City of Beaufort	33	12	45
Town of Port Royal	9	7	16
Lady's Island	15	22	37
St. Helena	20	13	33
Seabrook	2	4	6
Sheldon	1	0	1
Burton	15	32	47
Total North of the Broad River Dec 09	95	90	185
Total North of the Broad River Dec 08	53	52	105
% Change	+79%	+73%	+76%

The basic data presented in this article is derived from foreclosure.com



Following are some of the responses provided to the question of "What do you expect next year?"

**Schools** - By Jim Bequett, Lady's Island School Board Representative

In 2010 the primary emphasis must still be on improving academic performance at all levels. We will continue the extra 20 learning days for students who are performing below grade level. In the rural areas the School District will be assisting Head Start and Early Head Start to prepare children from birth to three to be ready for kindergarten and elementary school. These steps should aid students to continue to maintain grade level performance so children are not arriving at middle and high school with severe deficiencies in reading and math.

The Beaufort County School District faces stiff challenges for the New Year with falling revenues as we open early learning centers at MC Riley Elementary and Bluffton Elementary in January. These will be followed by Whale Branch College High School, Bluffton Middle School, and Pritchardville Elementary School in August. With all the new school facilities in the Bluffton area, the District will finally be caught up with the uncontrolled runaway growth in that area and will be able to close the temporary cities of mobile classrooms at Bluffton and MC Riley Elementary schools.

Another painful process is realigning attendance zones for all the high schools in the

**WHAT TO EXPECT NEXT YEAR!**

county. This will be disturbing to both the parents and students affected. Beaufort High School and Bluffton High School are both over capacity. Some students need to be moved from Beaufort High to Battery Creek High School while students from Bluffton High need to be moved to Hilton Head High. The various options for rezoning must first be reviewed by the Office of Civil Rights, followed by public hearings prior to the School Board making a final decision. Whale Branch College High School will be a magnet school attracting students from all parts of the county; however, it will serve students coming from the Laurel Bay area. It is the objective of the School Board and the Administration to have some growing room at each high school when the rezoning is complete.

The bad news is revenue this year and next is going to be shrinking. The good news is that Beaufort County School Board and Administration reduced spending in the last two years in order to build up a cash reserve to successfully open the new schools discussed above.

In the fiscal year ending June 30, 2009 the state revenues to replace the property taxes for school operations were cut back \$2.3 million from the amount planned for because of a major shortfall in sales tax revenue for the state. Our District suffered another \$1.8 million

shortfall because of non-resident taxpayers switching to resident taxpayers so they would no longer be required to pay taxes for school operations.

In spite of the bleak economic picture the School Board and District Administration is committed to continuing academic improvement at all levels.

**Real Estate:** By Everett Ballenger, owner and BIC Ballenger Realty. What can we in northern Beaufort County expect in 2010 in regard to the real estate market? Nationally homes have lost \$489 billion in value during the first 11 months of 2009. This is significantly less than the **\$3.6 trillion** lost during 2008. Only forty-eight of the 154 markets tracked showed gains in home values during 2009. It appears that since the summer, home prices have stabilized in many areas. This stabilization may take a little while to filter down to small towns like Beaufort, but there will be a trickle down effect. One caveat to this slightly rosier picture – there was a buying spurt the latter part of 2009 owing to the original ending date of the \$8000 first time buyer tax refund. This program has been extended into spring of 2010 so time will tell how much the tax refund really helped sales in 2009, and if this momentum will continue into 2010. There is no reason to believe there will be a massive shift in the direction of the local real estate market in 2010. Hopefully, there will be an improvement toward the latter part of the year but until that time - expect us to continue bobbing along the bottom.

**NOMINATIONS FOR 2010 LIBPA OFFICERS**

The nominating committee has submitted for consideration by the membership the following Lady's Island Business and Professional Association 2010 slate of officers.

President – Jon Rembold  
Vice President – Open for nomination.

Treasurer – Pat Harvey-Palmer  
Secretary – Mari Ann Taylor

The actual election of officers will occur at the January 2010 meeting. Naturally, additional nominations from the general membership for each office will be accepted at that time.

**2010 LEGISLATIVE SESSION**

By Shannon Erickson, District 124 Representative, South Carolina House of Representatives.

When asked what the citizens of District 124 can expect from their state legislature in 2010, my reply is quick & concise: funding and spending reform. The bottom line is that the primary business of your representatives this legislative session must be about money. How your taxes are generated (comprehensive tax reform), how your taxes are spent (school funding reform), and the overall state budget (operating with less money) must be bedrocks of our work this year. Truth be told, those momentous tasks will tie up a great deal of our legislative session, but in the breaks between those debates, I plan to press the SC Senate to pick up good legislation that they left hanging last June. Some of those crucial bills include: Point of Sale Property Tax reform; Cigarette Tax for Small Business Health Care; the SC Water Withdrawal, Permitting, Use & Reporting Act; and government restructuring bills. New items on my agenda include, criminal domestic violence victims' insurance rights, Enterprise Campus status for our Technical College for the Lowcountry, and uniform background checks on anyone who works

with children. I'll also continue my fights against governmental red-tape and state agency generation of hidden fees and fines on businesses in an effort to help spur job growth.

The SC House session begins on January 12, 2010 at noon and I invite everyone to be as involved as they can be in their government. I encourage you to contact me if you have issues or ideas you would like addressed or urge you to participate in other ways. You can watch us via the internet at: <http://www.scstatehouse.gov/> where you can choose a "Real Player" or "Media Player" video feed or you can travel to Columbia and visit in person. I am always happy to see members of our community in our capitol and will do my best to make your visit a worthwhile one. I thank you in advance for taking time to be part of the process and for allowing me the honor of serving you and our state government.

## BUSINESS

By Carlotta Ungaro, President, Beaufort Regional Chamber of Commerce Visitor  
And Convention Bureau.

It is once again that time of the year when Jim Hicks, as Editor of the LIBPA newsletter, asks that I share my insight on what to expect in the business community in 2010. Based on local business license numbers, mid-December reports of weak tourism, the continuing slump in the residential and commercial construction markets (our economic base), I feel compelled to say that the rocky ride isn't over yet for the Lowcountry. Couple this with the difficulty in getting loans right now - it is just hard for businesses out there. This is tough message for us chamber-of-commerce types because we believe our message should always be rosy.

So, I propose we capitalize on existing trends and opportunities by taking control of our own destiny and making things happen! With that in mind, this article will highlight new local and state tools and some of the emerging trends that fit well with our area. Specifically, how can we better market ourselves, grow our own businesses and educate ourselves and our children to build a better economy and future?

**Marketing Ourselves.** Beaufort, Port Royal and the Sea Islands already benefit from tourism. New initiatives at the local and state level should result in growth in the local tourism industry next year, even in this economic downturn. Tourism is an important part of not only the local economy but also the state economy. Tourism, according to the South Carolina Department of Parks, Recreation and Tourism (PRT), currently contributes \$10.9 billion a year to the gross state product and employs approximately 216,000 people. PRT recently announced a Tourism Action Plan which they predict, can realistically double the growth rate of the industry within five years and by 2020 deliver \$40 billion in annual gross state product. PRT is also commissioning regional tourism product development plans and the specific plan for the Lowcountry region is scheduled for completion in late spring. Additionally, the Beaufort Regional Chamber of Commerce Visitor and Convention Bureau have in place two new powerful tools for attracting visitors. The "enrich" branding campaign is now underway and a new website with state-of-the-art search engine optimization is slated for early January. In 2010, we plan to enhance advertising and public relations now that the branding and web-

site projects have been completed. The implementation of a tourism strategic marketing plan should result in higher recognition and more importantly, more visitors spending money here!

Marketing our area as a location for industry is critical too. The Lowcountry Economic Network has taken an aggressive, proactive approach to economic development which should start yielding results in the coming year.

**Grow Our Own Businesses.** According to the Kaufmann Foundation, entrepreneurship has been the primary creator of jobs and wealth nationally during this economic downturn. In the Lowcountry, we have a number of resources to help businesses get started and grow. USCB's Small Business Development Center is an arm of the Small Business Administration (SBA). SCORE is also part of SBA providing counseling for small businesses. TCL has launched FastTrac and other entrepreneurship education programs and has partnered with the Chambers to deliver these programs. And of course, the Chamber and our partner business organizations like LIBPA are here to support our businesses with programs and networking as well.

The Small Biz Trends website has predicted several business trends over the coming year that our local businesses and entrepreneurs should capitalize on. The first trend, which is particularly uplifting to chamber-of-commerce types like myself, is a new local movement emphasizing quality of life. Americans, driven by changing demographics, technology, rising energy prices and concerns about the environment are increasingly focusing on their families, friends and communities. The second trend is the increase in the number of baby boomers flocking to home-based businesses. Flexibility, interest in pursuing a new career or passion, and the opportunity for improved work/life balance all contribute to the attraction of home-based businesses. The third trend is the increasing desire to balance work and home. The stress resulting from the recession has increased this interest in balancing our lives as more people focus on non-economic life issues. Recent surveys and other research show women, boomers and members of Gen Y in particular emphasize the importance of finding balance in their lives.

Nationally, green businesses are proving to have staying power and not just a passing fad. Entrepreneurs seeking to start green businesses can benefit from the quality of life in the Lowcountry and also national trends that say green industries have more stable markets. In September Time magazine reported poll results in which "nearly half of Americans said protecting the environment should be given priority over economic growth." A survey done by Earthsense in September found that at least two-thirds of the U.S. adults that have been green buyers in the past said their green purchasing has been stable during the first half of 2009.

**Education.** Georgetown University's Center on Education and the Workforce just released a report that stated 62 percent of jobs created in 2018 will require at least some post secondary education. The report also demonstrated how important education is today. Within the last 12 months, the employment gap between those without a high school diploma and those with a bachelor's degree has grown even wider. Those with a bachelor's degree had an unemployment rate of 4.9 percent in November 2009 while the unemployment rate of those without a high school diploma is at 15 percent. USCB, TCL and several private national colleges with offices in the area can provide skills training that can enhance personal wealth and success in the long run. To assist with our up-and-coming workforce currently in K-12 schools, we can volunteer to make a difference. Beaufort County schools, as well as many service clubs and organizations offer opportunities to make a difference in educating our future.

So will 2010 be a "boom" year for businesses in the Lowcountry - probably not. However, together we can take advantage of new trends, new ideas and existing support programs to not only survive but to grow stronger.



## THE CITY OF BEAUFORT

By Mayor Billy Keyserling.

Dear neighbors, as we enter the New Year, I want to wish all a Happy, Safe and Prosperous 2010. I foresee the New Year creating many opportunities for the residents and businesses of the City of Beaufort, The Town of Port Royal and Lady's Island. These opportunities will be possible due to our continuing to work together to transform the challenges of island living into opportunities for us and those who will follow. I look forward to the continued positive working relationship with LIBPA, Paul Sommerville -- our shared County Council Member -- and others to make this wonderful community the best it can be.

I believe the conclusion of The Northern Regional Plan, capably shepherded over a period of three plus years by your own Jim Hicks, was our most important collective accomplishment during 2009. And I am hopeful that transforming the Beaufort Port Royal Joint Planning Commission into the Beaufort Port Royal Metropolitan Planning Commission (including members appointed by the County) will move forward in 2010. This entity would be charged with providing planning "direction"(advisory) for most of Lady's Island and all of Port Royal Island while taking into account how what each of us does effects the others.

Even with the successful development of the Northern Regional Plan our largest challenge remains transportation and complementary growth! I believe the mission of making Beaufort, Port Royal and Lady's Island an even better place, for those who live here and those who join us should be a shared task. Even if we all work together, accomplishing this while maintaining our hometown character is going to be a significant challenge.

As to transportation, safe and predictable access to and from Lady's Island and the islands to the East remains an ominous task and will likely continue to be so for the foreseeable future. Thankfully, collaboration between the City, Port Royal and Beaufort County under the leadership of William Winn, Director of Beaufort County Emergency Management Department led the Coast Guard to reduce the number and increase the predictability of bridge openings for non commercial watercraft. This is

an example of how working together we can achieve what in past years has been impossible.

While improvements to Highway 802/ Lady's Island Drive and a second McTeer Bridge will ease some of the traffic burden on Lady's Island, they will create the additional challenge of managing that traffic once it reaches Port Royal Island. The Town of Port Royal's growth and how it handles this additional traffic will be largely dependent upon the development and redevelopment of Ribaut Road and along Highway 802 to the West. SCDOT has agreed to reduce the speed limit from 45 to 40 mph from Beaufort Memorial Hospital to the Battery Creek Bridge. SCDOT has also agreed to slow down traffic on Carteret Street and add pedestrian crossings between the Woods Bridge and Bellamy Curve. Steps such as these will make our streets safer, more pedestrian friendly and accent our urban character. I fully understand that some of these actions will not make commuting easier for those who live on Lady's Island. It must be remembered that the City of Beaufort or its streets were not originally designed as a throughway and efforts to make it such could result in the loss of its historic charm which no one desires to occur.

Suggestions of late about a larger downtown bridge or one that crosses to Bellamy Curve will, in my view, not ease the traffic burden. Furthermore they are totally out of character for the small historic town we call home. Some positive suggestions include:

-Reduce the traffic pressure on the bridges by encouraging commercial development on the island which meets the needs of the residents of the islands (Lady's, St. Helena, Dataw, Harbor and Fripp). This was recommended by the transportation engineer for the Northern Regional Plan and is a logical solution to reduce some of the "off island" traffic. While government can encourage this, it will take private investment to make it a reality.

-Completing the section of the greenways plan along Meridian Road to complete the "loop" allowing Lady's Island and Beaufort residents to more safely walk and use bicycles.

-Continue planning a third crossing to the North which, in my view, is the only way to get ahead of the curve creating an alternative to commuters to MCAS and areas north. I understand that many on Lady's Island do not like the idea of driving a little further, but if Beaufort and Port Royal redevelop as planned, this is the only way I see a predictable means for getting to and from the islands in a safe and reasonably efficient manner.

In the event the Federal Grant, TIGR, applied for by the county is awarded, we will see the opportunity to try a skeleton public transportation system connecting Lady's Island to Beaufort, Port Royal, Parris Island and MCAS. It will require some of us changing our car dependent habits and is not an overnight solution, but might at least be the beginning of a new way of moving around in Northern Beaufort County.

I see no reason for additional annexations on Lady's Island, but I do see Port Royal and Beaufort collaborating with Beaufort County, if and only if we are requested, to provide some basic services required in your urban and suburban neighborhoods - should you want them.

I am excited about the challenges of the New Year and look forward to working together as we have over the past year.



**WELCOME** new member for December

John Haynie with Beaufort Air Conditioning and Heating

### WITH GREAT SADNESS

We note the recent death of two of our members Dr. Marilyn "Mickey" Fuller, PhD and Brigadier General James "Jimmie" Leach. Our sympathy is extended to their friends and families.

## SURPRISING DATA ON HOW LONG IT TAKES TO SELL A HOUSE!

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

One would have expected the days on the market (DOM) to have increased overall in our current real estate environment – but surprisingly that is not the case, and in some price brackets the DOM has actually decreased. . For example, the following chart indicates that when comparing the 2008 to the 2009 number of days on the market for single family residents there is only two day’s difference – two less to be precise! In 2008 the median number of days on the market for a home in the Beaufort area was 142 day and in 2009 the median days on the market was 140. Please note that I have used median comparisons, rather than the average. This is because of the lower sale volumes we have today. As we have seen in past articles one large sale can significantly distort data based on average numbers. Realtors are frequently asked how they feel the real estate market is doing and where it is going. My reply lately has been that we seem to be bobbing along the bottom.

**2008/2009 Comparison of Days on the Market  
(January – mid December)**

	Beaufort		Mossy Oaks		Port Royal		Burton		Lady’s Island	
Days on the Market	008	2009	2008	2009	2008	2009	2008	2009	2008	2009
\$0 to \$99,000	88	173	213	80	075	96	106	72	183	113
\$100,000 to \$199,999	145	105	102	96	110	85	120	130	137	142
\$200,000 to \$300,000	243	218	105	63	105	86	151	158	160	134
\$300,000 to \$399,999	176	195	205	243	37	---	232	245	179	180
\$400, 000 to \$499,999	137	227	---	120	---	---	498	226	296	248
\$500,000 to \$599,999	287	225	---	---	000	147	582	118	342	105
\$600,000 to \$699,999	161	---	---	---	---	255	349	458	268	---
\$700,000 to \$799,999	---	---	---	---	---	---	---	158	307	326
\$800,000 to \$899,999	270	---	---	200	---	---	---	291	---	426
\$900,000 to \$999,999	---	---	---	---	---	---	---	---	339	143
\$1,000,000 and up	149	278	---	---	---	---	181	---	109	206

Total 2008  
Median 142 Days

Total 2009  
Median 140 Days

To put things in perspective one should remember that to sell a house in the good old days (the first six years of the new millennia) the median number of days on the market was in the region of 145 days. This year the median time on the market was only 140 days. So from a statistical view, in spite of the turmoil in the real estate market, you could say the time required to sell a property in northern Beaufort County has not really changed very much.

In truth, the key to the amount of time necessary to sell a home depends on the price. As can be seen in the above data - the more expensive the house, the longer it takes to sell. This was true when the market was in a boom period and is true today. There are some exceptions of course, and again we are talking far lower sales volumes than a few years ago.

Regardless of what price bracket your property falls into, it is imperative to price correctly. You do not want to be chasing the market for numerous reasons. Your Realtor will have a very good idea of the most realistic asking price. If you do not feel that you can accept the price recommended by your Realtor, consider keeping it off the market (if you can) until the overall market improves.



## ISLAND NOTES

**Good News!** Thanks to the efforts of Mr. William Winn, Director of the Emergency Management Department for Beaufort County, the Coast Guard has approved a modification of the schedule for opening the Woods Memorial Bridge in 2010 in an effort to ease the traffic congestion resulting from construction on Lady’s Island Drive and the new bridge. The new schedule, effective January 11 for one year, will be “The draw need only open at the top of the hour from 8:00 a.m. to 6:00 p.m. with the exception of between the hours of 11:00 a.m. and 1:00 p.m. when the bridge need not open. This will be in effect Monday through Friday except for federal holidays. Tugs with tows, vessels in distress and public vessels of the United States shall be passed at any time”. It is not a total solution to the traffic problem but it is a very real help.

**Approval for Two Planned Unit Developments on Lady’s Island Expires.** In the past an ordinance was established that indicated those planned unit developments approved before 1999 in the unincorporated portion of the county but not developed by January 1, 2010 would expire and revert back to “base” zoning. Base zoning on Lady’s Island is Community Preservation which allows construction of 2 houses to an acre. There are 2 planned unit developments on Lady’s Island which are affected by this “sunset” type of ordinance. The owner of the 98 acre planned unit development Greenheath, located adjacent to Coosa Elementary School, has officially requested and is presently in negotiations with the county to extend approval of the development. The Village PUD consisting of 35 acres located on property between Sams Point Road and Sunset Bluff and originally approved for 200 residential units expired on January 1, 2010. In the case of the expired Village PUD, the owner of the property can reapply for a new PUD. However, any new PUD would have to be evaluated considering circumstances as they exist today on Lady’s Island.

## FUTURE IMPROVEMENTS FOR LADY'S ISLAND AIRPORT

Capital improvement plans for major public facilities, such as airports, are usually developed in 5 and 10 year increments. The Beaufort County Airport Board recently submitted to County Council a 5 year (2010-2015) capital improvement plan for the Lady's Island Airport. The plan calls for the extension of the runway to 4,400 feet in length, making runway safety area improvements, building a partial parallel taxiway and apron expansion, relocating the parking lot and building a heliport. The total cost for all of these projects is \$11.6 million of which 95% must be provided by the federal government (\$11 million), 2.5% will come from the state (\$290,875) and 2.5% from the county (\$290,875).

Following are the key projects from the recommended plan, their recommended schedule and an estimated cost for each project.

Fiscal year 2010. (1) Complete an environmental assessment for construction of

runway safety area improvements and extension of the runway to 4,400 feet. (\$180,000) (2) Complete the design work to include releasing for bid relocation of the parking lot and utility connection to the terminal. (\$100,000)

Fiscal year 2011. (1) Complete the design work and release for bid the runway safety area improvements and extension of the runway project. (\$475,000) (2) Construction phase of parking lot relocation and utility connection to the terminal. (\$1,080,000)

Fiscal year 2012. (1) Construction phase of extension of runway and safety area improvements. (\$6,970,000)

Fiscal year 2013 (1) Design work for construction of a partial parallel taxiway and apron expansion to include release of project for bid. (\$60,000) (2) Design work for construction of heliport to include release of project for bid. (\$90,000)

Fiscal year 2014 (1) Construction of partial parallel taxiway and apron expansion (\$1,950,000)

Fiscal year 2015 (1) Construction of a heliport (\$1,010,000)

As a matter of general interest, it should be noted that when the City of Beaufort annexed the property next to the airport, it also annexed the Lady's Island Airport, the Lady's Island Fire Station on Sea Island Parkway and the Lady's Island Middle School. So technically, the Airport, Fire Station and Middle School are in the City of Beaufort but operated and funded by the County or in the case of the Middle School, the School District.

These are challenging economic times and having a well thought out capital improvements plan is the only way to do business. Will the federal money be available for these projects?

Only time will tell.



### LADY'S ISLAND BUSINESSES YOU DON'T HEAR ABOUT!

Lady's Island attracts a good number of businesses which offer their services on a national or world wide basis and are located here because their owners desire to live in the Beaufort area. A good example of such a business is McMillen Yachts, Inc. which is located in the Lady's Island Marina building and operated by Earl and Elizabeth McMillen, along with the help of office manager Ron Avard.

For 6 years (1986 -1992) Earl was involved in extensive "hands on" restoration of classic yachts. In 1992, the Atlanta Georgia native formed McMillen Yachts as a company with the purpose of restoring and maintaining classic yachts. They have managed to restore nearly a dozen significant yachts and in the process build the finest collection of classics American yachts in the world.

In 1995 he came up the idea of fractional yacht ownership in an effort to allow other people, with a similar interest and less available time, to par-

ticipate in the same goal. Using the concept of "fractional ownership" the company is able to offer year round use of the yacht fleet anywhere along the coast of the eastern United States. During the summer months, the fleet bases out of Newport and cruises between New York and Maine. In the spring and fall, the boats cruise the Georgia/south Carolina coast. In the winter months they are based in south Florida and cruise both coast including the Florida Keys and the Bahamas.

With offices in Newport, Rhode Island and Beaufort the McMillen's are excellent examples of individuals who could operate their business almost anywhere on the eastern coast but chose the Beaufort area because of the quality of life that is available. They reside in the City of Beaufort. We appreciate them choosing Lady's Island as the location for their company operations.

### INTERNATIONAL SOCIETY OF ARBORICULTURE RECOGNIZES LOCAL ARBORIST

LIBPA member Michael P. Murphy, owner of Preservation Tree Care, Inc of Beaufort has achieved the status of Board- Certified Master Arborist with the International Society of Arboriculture (ISA). Out of over 17,000 ISA Certified Arborists, only 288 have achieved this status and Michael is one of only 5 in South Carolina. This credential is the highest possible certification in the industry, and was designed for arborists who have reached the pinnacle of their profession. Certification as a Board-Certified Master Arborist requires significant experience, advanced education, following ethical standards and applying an in-depth knowledge of landscape plants. The International Society of Arboriculture (ISA) is a nonprofit organization supporting tree care research around the world. Headquartered in Champaign, IL, ISA is dedicated to the care and preservation of shade and ornamental trees. For more information visit [www.isa-arbor.com](http://www.isa-arbor.com)



### CONGRATULATIONS TO LADY'S ISLAND ELEMENTARY SCHOOL PRINCIPAL TERRY DINGLE

Mr. Dingle has been selected to serve as the Director of Support Services for the Beaufort County School District. Assistant Principal Ms. Molly Kingma will guide the day to day operations of the school for the remainder of the school year.

Wishing everyone a safe,  
healthy and  
Happy New Year!

**LIBPA MEMBERSHIP**

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

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

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

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

**MEMBERSHIP APPLICATION**

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

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

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

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

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

Type of membership: Business  Residential  Civic Org.

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

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

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



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

