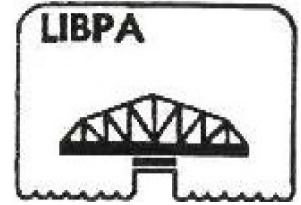


# IBPA

LADY'S ISLAND BUSINESS AND PROFESSIONAL ASSOCIATION

HAPPY NEW YEAR



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

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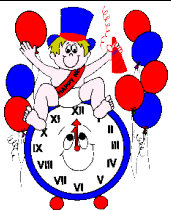
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## GUEST SPEAKER FOR JANUARY

**Doug Henderson**  
Beaufort County Treasurer



Mr. Henderson was elected as the Beaufort County Treasurer in November 2010 and assumed the position July 1, 2011. The delay in assuming the office was due to South Carolina law which requires county treasurers to assume office at the beginning of a fiscal year versus the normal January 1 for most other elected positions. Prior to assuming his present position Mr. Henderson had thirty-five years of experience as a banker and also worked for the County Assessor for 7 years. He holds certificates from the South Carolina Banker's School at the University of South Carolina, the Graduate School of Banking at Louisiana State University, East Carolina University, and other institutions. He has held positions with the Home Builder's Association, United Way, and other civic and service groups. He is a former Chairman of the Aiken Chamber of Commerce and a graduate of Leadership Beaufort. Originally from Spartanburg, Mr. Henderson is the sixth of 10 children and has been married to the former Lindel Hughey of Spartanburg for nearly fifty years.

Mr. Henderson has been requested to include in his discussion with our members the following subjects.

- ◆ Evaluation of the strong and weak points of the today's Beaufort County Treasurer's Office.
- ◆ Impact on tax revenue of the economic downturn.
- ◆ Have the "bugs" been worked out of the Manatron computer system which has been blamed for many of the past tax problems?
- ◆ Does the annual property tax sale accomplish its purpose in an efficient manner?
- ◆ Opinion of referendum to make County Treasurer an appointed versus elected office.
- ◆ Long term objectives for the Treasurer's Office.

**Meeting: Tuesday, January 10, 2012, 8 AM**  
**Beaufort County Realtors Association Headquarters**  
**22 Kemmerlin Lane**  
**Palmetto Business Park, Lady's Island Drive**  
**Open to the Public**



## TIME TO PAY ANNUAL MEMBERSHIP DUES

A notice requesting annual membership dues will be mailed this month along with a decal which can be displayed showing you are an active LIBPA member. Some of our members have already sent in their 2012 dues without waiting for the invoice - thank you. Upon receipt of the invoice please take time to send in your payment.

If you joined LIBPA during the special membership drive in the latter part of 2011 you will not receive a notice since your initial membership fee included your dues for 2012. If you have any questions about the status of your membership please call Judy Smith at 522-0066.

## CONGRATULATIONS TO JANE FREDERICK

LIBPA member and Lady's Island resident Jane Frederick was recently elected to the national board of the American Institute of Architects. During the 2013-15 period she will represent South Carolina, North Carolina and Georgia as the South Atlantic Regional Director. Jane and her husband Michael are owners of the local architectural firm of Frederick and Frederick.

## LADY'S ISLAND PARK NEARS COMPLETION

The Lady's Island Park on Springfield Road which is under construction is looking great. The ball fields and the multipurpose fields are complete, the restroom and pavilion are almost finished and installation of the children's playground is next on the list. This is not to say the grand opening will be held tomorrow but it will definitely be ready for use in the first part of 2012.

**SECESSION GOLF CLUB  
2011 LADY'S ISLAND COMMUNITY SPIRIT AWARD RECIPIENT**

Each year the Lady's Island Business and Professional Association recognizes a business, individual or organization that has made a significant contribution to the community in a manner which demonstrates the highest level of community spirit. Past recipients have included businesses, educators, elected officials and individual private citizens. Over the years the number of nominations have increased and the challenge of selecting a single recipient become more difficult. This year was exceptionally challenging as each nominee was definitely worthy of recognition for their contributions to the community.

Selected to receive the 2011 Lady's Island Community Spirit Award is the Secession Golf Club. Secession was founded on Gibbs Island, as a private golf club, in 1987 and will celebrate its 25<sup>th</sup> anniversary this year. They have approximately 750 members and employ 50 full time employees and 20 part time seasonal employees. As a nationally known established golf destination the Secession Golf Club is directly responsible for attracting approximately 15,000 visitors to the Beaufort area each year.

Over the years they have quietly and without fanfare supported a wide variety of local programs ranging from Second Helping to Habitat for Humanity and served as host for the annual United Way Golf tournament. Each year, as a gesture of appreciation to those who serve our community, Secession hosts a Service Appreciation Day at which time they invite local service members, fire fighters, emergency medical technicians and law enforcement officers to enjoy a free round of golf at their facility. They have sponsored a "Kids on Green" program to teach children the basics of the game of golf and administer the LeVeon Roach Scholarship Program which to date has awarded over \$350,000 in scholarship funds to local youth.

To ensure their operation is environmentally friendly they participate in the Audubon Cooperative Sanctuary Program for Golf courses which is an award winning education and certification program that helps golf courses protect the environment and preserve the natural heritage of the the game of golf. Secession joined with Beaufort Jasper Water and Sewer Authority in 2007 to successfully implement a program to allow use of non-potable effluent water for their golf course as part of the water conservation effort.

As can be seen Secession Golf Club has been a good neighbor and contributing member of the Lady's Island Community for a quarter of a century and it is with pleasure that we take this opportunity to recognize their many contributions to the Lady's Island (and Beaufort) Community.

**LIBPA MEMBERSHIP ANNUAL REPORT  
By Paul Jernigan, Chairman Membership Committee**

To monitor how our organization is doing in regard to membership LIBPA takes a snapshot of our membership roster on the last day of each year and compares it to the same day for the past few years. As can be seen from the following chart LIBPA membership has felt the effect of a struggling local economy just as has our businesses community.

<u>Membership Category</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
Business	188	155	146	131	126
Reidential	64	53	53	51	50
Total	252	208	199	182	176

As we start a new year with an increasing number of things with which LIBPA is involved on the part of the Lady's Island community please continue your support of our community as an active LIBPA member. In addition to continuing your support of LIBPA please consider sharing your opinion of our organization with a neighbor or business acquaintance and invite them to become a member.

**MESSAGE FROM THE EDITOR**

Each January, as editor of the Lady's Island Business and Professional Association monthly newsletter, I take this opportunity to express my appreciation to the many individuals, businesses and organizations that provide support for the publication of our newsletter. It is truly a team effort and only possible with an amazing amount of gracious and generous support. Recently, I was informed by the editor of another small community newsletter that it was ceasing publication due to a lack of financial support. This sad news served as a reminder of what a great community we have and what a privilege it is to be a part of it.

There are too many who contribute to the publication of the LIBPA newsletter to recognize each one individually but some play such a key part that I must take this opportunity to personally say "Thank You". Pat Harvey Palmer contributes the use of space in her Hometown Realty office plus serving as the LIBPA Treasurer, each month Judy Smith takes a bag of articles in various formats and puts each newsletter together, arranges the printing and oversees the distribution. Her skills and talents in this area can only be described as magic. Steve Thompson, of P C Web Services has, for over a decade, as a contribution to the Lady's Island community provided the operation and maintenance of the LIBPA web site. David and Char Woods of Budget Print frequently go the extra mile to ensure we get your newsletter in the mail on time and Everett Ballenger of Ballenger Realty takes the time each month to share his thoughts on the local real estate market. Most special of all is each LIBPA member who is consistently gracious in your support of the newsletter and always courteous when sharing points of disagreement or criticism.

For your consideration I offer the ever increasing ease of communications combined with access to almost instant news, a daily newspaper and an island oriented weekly newspaper requires a serious and realistic evaluation of the value of a newsletter such as ours. There is no question that our community does need a vehicle to allow its voice to be heard on important issues but there may be a better way than our newsletter. Please think about it and all ideas or articles on the subject would be most welcome. To all of you who have seen one of the many errors, poor grammar or noted a misspelling in the LIBPA newsletter and accepted it with a sense of humor - thank you so much for your patience. Finally, this is the 10<sup>th</sup> year I have been honored to serve in the role of editor for the LIBPA newsletter. It is fun and I do enjoy it but please know if one of our members would care to become involved with the newsletter the door is certainly open.

With Sincere Appreciation for Your Friendship and Support,



## LADY'S ISLAND FORM BASED CODE CHARETTE RESULTS IN MIXED MESSAGES

By Jim Hicks, Lady's Island Planning Commission Representative

The Beaufort County Planning Department conducted a 3 day planning charette on Lady's Island during the first part of December. Leading the event was Mr. Stefan Pellegini of Opticos which is the firm guiding Beaufort County efforts to transition to a form based type of zoning. Mr. Pellegini led a design team through 3 days of looking at Lady's Island, listening to residents and developing recommendations for the use of a form based code on Lady's Island. These recommendations include:

- Change the types of zoning areas (rural, community preservation, expanded home business, village center and professional office district) to a concept called "transects" which uses a simplified version of the present zoning. The City of Beaufort is in the process of transitioning to the use of these "transect" zones and if adopted this would put the two communities using the same planning language. The Town of Port Royal had already adopted the "transect" method of zoning.

- Develop a long range plan for additional streets to better connect the major thoroughfares and encourage walking (additional sidewalks and pathways) in the communities surrounding the Village Center.

- Investigate how the general area surrounding the convenience store (Tiger Express) opposite the New Point Community on Sams Point Road, can better serve commercial needs of the residents of the northern end of Lady's Island.

- Anticipate the eventual development of the 99 acre Greenhealth Planned Unit Development (PUD) next to Coosa Elementary School in that it will bring 300 new homes and 250,000 square feet of commercial space.

- Integrate the development of Crystal Lake Park into the community in such a manner as to allow a wide variety of passive uses with emphasis on retaining the natural setting.

Prior to the Lady's Island Form Based Code Charette the Lady's Island Business and Professional Association and the Lady's Island Community Preservation Committee sponsored a series of "stakeholders" meetings to solicit the opinions of various property owners and business leaders as to what changes to the present zoning should be considered regardless of whether we move to form based code or keep the present conventional zoning. Some of the comments and key recommendations from

these meetings included:

**Signs** - Signs are a common source of frustration to business owners in that all businesses desire to have the most effective sign possible to attract potential customers. However, history has shown us that without rules signs have a way of getting out of control and often bigger is equated to better and brighter colors equated to attracting increased attention. Although there may be some truth in the bigger and brighter theory a commercial area filled with huge brightly colored signs can be overwhelming and often presenting less than a tasteful appearance. At the present time signs in the Village Center are controlled by the City of Beaufort and Beaufort County. Although the City and County rules regarding signs are similar they are not the same and need to be standardized. We need to take a close look at what is needed to expedite approval for signs in general and especially signs for new businesses. Finally, sandwich boards, although popular, can become safety hazards unless their placement is controlled.

**Exterior Display of Merchandise.** How much and what type of merchandise is authorized to be displayed outside of a commercial enterprise is an area where a wide separation exist between the City and the County. The County has strict limitations as to the type and location of merchandise displayed outside of a business whereas the City is very liberal in allowing exterior display of merchandise. In this time of a struggling economy this is tough question to address and what is deemed unsightly by one may be considered good business by another.

**Mixed Use.** Current county regulations for the Village Center prohibit residential quarters on the second floor with commercial space on the first floor. Even though there are very few two story structures along the commercial area of Sea Island Parkway at this time this should be changed to allow such dual use of a building and can only benefit the community.

**Mandatory Connectivity.** When we build things (businesses or housing developments) along busy roads there should be a requirement that, when possible, they be connected by parallel roads. A good example is the BB&T Bank, the Palmetto

Business Park and the Palmetto State Bank on Lady's Island Drive which during the recent road construction resulted in an unplanned dirt road connector. Similar connectivity needs to be a mandatory requirement as a part of the development process.

**Large Apartment Complexes.** Although an argument can be made in favor of authorizing large apartment complexes near the commercial area of Lady's Island it is offered we must be extremely conscious of the fact that even after building a second McTeer bridge at a cost of \$36 million we only have an excess bridge capacity of an additional 10,000 vehicle trips per day. Perhaps we should limit multifamily housing to two stories and 8-10 units per complex in the Village Center. As food for thought large apartment complexes have been welcomed by the Town of Port Royal where they have access to municipal services.

The present zoning was developed in 1999 specifically for Lady's Island by the citizens of Lady's Island and has successfully guided the island's intense growth over the last decade. The recent charette saw very few of the 13,000 residents of the island in attendance or offering comments. This low turnout could be interpreted as indifference on the part of most island residents. However, the simple truth is most Lady's Island residents moved to the island because of its special qualities such as the semi-rural environment, choices of types of communities, safety, good schools and great neighbors. Most residents do not attend land planning functions since they are satisfied with the island as it exists today, desire to retain its positive qualities and are busy raising a family and making a living. This is as it should be. However, tough decisions must be made by representatives of the Lady's Island community over the next few months regarding the best use of form based code on Lady's Island. Form Based Code is the latest in land planning concepts and where its use can be shown to provide a clear and understandable benefit, it should be welcomed with open minds.

*Happy New Year*

## A NEW YEAR BRINGS NEW CHALLENGES

As we say farewell to the the old year and make resolutions to hopefully do things better in the new year there arises the question of what challenges can we expect in the new year. In an effort to anticipate the challenges of the new year we asked various key individuals in our community for their thoughts on the subject of the "Top Challenges of 2012". Following are their response.

### **Bill Evans** **District7 School Board Representative**



- ◆ Solidify and make consistent the funding sources from both the state and what the County Council will approve; I think the present process of review works well and is what the public wants, that is, checks and balances on spending. Continue to push the Legislative Delegation to advocate for meaningful and comprehensive tax reform that rids us of all the tax exemptions and provides an equitable formula for school funding.
- ◆ Tell the district story of academic success better; we get pretty good press, but it does not seem to be making an impact on many of our constituents.
- ◆ Improve the image and performance of the high schools; no matter what happens at the lower grades. What the community really wants to see is much higher graduation rates and graduates who are either going to college or have marketable skills to go into the work world.
- ◆ Continue to build up the strength of our School Improvement Councils with the target of having a greater understanding of the academic goals of the district and a clear picture, which they can support, of our fiscal needs. This will mean a more involved and informed public.
- ◆ Establish clear rules for attendance zones and how they will be adjusted in the future to deal with population growth or decline; re-establish a school choice program that has clear criteria for transfers and monitors the process closely to avoid the hazards of abuse that we have seen previously. This also means that all schools have to be of high quality so that as parents make choices they are doing so to take advantage of programs and not to escape/avoid schools that are perceived to be of poor quality.

### **Paul Sommerville** **District 7 County Council Representative and Vice Chairman, County Council**



- ◆ Form based code must be implemented and accepted by the various constituencies in the county - i.e. citizens, builders, developers, environmentalists, etc.
- ◆ Economic development for Beaufort County must begin in earnest using the proposed private/public partnership including Jasper County and hopefully Hampton and Colleton at some point.
- ◆ For the upcoming reassessment, Beaufort County must have a plan in place to adjust millage to minimize revenue loss but at the same time, not punish long term property owners who are currently being taxed under the Act 288 15% caps.
- ◆ Prioritize and plan for services given the likelihood of flat or decreasing revenue to Beaufort County for the next several years.
- ◆ Work with our legislators to increase Beaufort County's fair share of revenues from the state for schools, roads and institutions of higher learning. We are the only county in the state that funds our own schools, our own roads and our institutions of higher learning while simultaneously subsidizing the rest of the state for these same areas.
- ◆ Identifying and ranking of road projects that need to be completed if we go to another referendum to extend the penny sales tax beyond the current 152 million dollar limit.

### **Blakely Williams** **President Beaufort Regional Chamber of Commerce**



- ◆ Changing Political Environment: locally and federally
- ◆ Federal Budget: In particular, the Department of Defense and the F35 future. Ports: Port Royal, Jasper, Savannah
- ◆ State of the Economy: Continued Recession? State of Uncertainty? Signs of Recovery?
- ◆ Economic Development opportunities-locally

### **Billy Keyserling** **Mayor, City of Beaufort**



- ◆ Engaging citizens in the culture of change while completing the Civic Master Plan over which we will lay a form based code and incentivize redevelopment and new development.
- ◆ Implementing funded capital projects and finding creative ways to fund yet to be implemented neighborhood improvements.
- ◆ Strengthening partnerships with Neighborhood Associations and encouraging neighborhoods without associations to form them so they can participate in our monthly neighborhood improvement forum.
- ◆ Strengthening the City's capacity for economic growth and a more diverse economy.
- ◆ Growing collaboration among the other municipalities and Beaufort County.


(Continued on page 5)

**P. J. Tanner**  
**Sheriff, Beaufort County**

For the Beaufort County Sheriff's Office our number one and truly only challenge for 2012 is the budget. The cost of performing effective, quality law enforcement continues to rise every year while the income generated by tax revenue is falling. The issues in budgeting include items such as replacement for worn out patrol vehicles, maintenance for everything from vehicles to copy machines and of course fuels. The challenges presented by the economy will affect how we purchase every service we need, how we deploy our forces and our ability to match the advances of the criminal element. With no budget process the criminal continues to purchase better technology and better equipment every day. The economy and the budget process will affect every facet of our operation not only in 2012 but in the years beyond that.




**Valerie Truesdale**  
**Superintendent, Beaufort County School District**

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- ◆ We have grown from 50 percent of schools rated average, good or excellent to 93 percent. Sustaining that momentum will be a challenge in an era of diminishing resources.
  - ◆ Teachers and staff have given generously of their time and talents to make the growth happen. We have not been able to acknowledge their contributions with cost of living adjustments in several years, so morale can be affected.
  - ◆ Positivity is contagious, as is negativity. Staying positive and encouraging is essential for our young people AND for economic development. People choose to locate their businesses and families in strong, caring, thoughtful communities. We must all double our efforts to face down negativity with positive energy.
  - ◆ Parents enjoy choices about their children's education and we believe that choices engage parents at higher levels. We suspended programmatic choice for a year to allow enrollments to settle. We need to enhance choices while carefully balancing enrollments.
  - ◆ It is likely we will have board seats open in 2012. We need people of good will who believe in access to high quality education for all Beaufort County children to step into leadership positions.
  - ◆ Funding for public schools is primarily the responsibility of states. Yet Beaufort County receives no funds from the state on a per pupil allocation. A small amount is received for specific programs. At a state level, we need comprehensive tax reform in general and funding for Beaufort County schoolchildren in particular. A strong push in the General Assembly yielded some funds for this year; a long term solution is desperately needed.

So, all I want for the New Year is for everyone to put our future first. Folks often seem to focus on what we've lost or what we had in the past. Children need us, as community leaders, to put their learning first so we can reclaim the creativity and entrepreneurial spirit that made our country great. We have talents galore in our community members that need to be tapped and channeled into positive momentum to stretch kids' learning. High expectations should be for every student and educator. We need to declare mediocrity unacceptable wherever we encounter it.

**Dick Stewart**  
**Principal, 303 Associates**

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- ◆ We can succeed in the challenge of joining together all of us that love our rivers to recognize the Port Royal Sound estuary system as a key economic, environmental, recreational and cultural resource for our county, state and the Atlantic Ocean.
  - ◆ We must acknowledge and accept that our regulatory environment and workforce makes our area non-competitive for traditional economic development. By accepting this reality we can embrace the challenge of results in expanding higher education and medicine that can improve lives, expand cultural richness; help the nearly 50% of our students on free or reduced prices lunches, and protect our environment.
  - ◆ Accept the challenge of invigorating our residential real estate marketing by effective tourism marketing that will attract prospective homebuyers to our area.
  - ◆ Accelerate the growth of USCB and TCL by providing student housing plus faculty and staff funding locally. We would not have a 4 year university if local dollars had not been provided via the New River Tax Increment Financing ("TIF") district. Prior to TIF funding for USCB and TCL in Bluffton, our plan was to hope that the nice folks in Columbia, Greenville, Charleston and elsewhere would divert resources from their colleges and priorities and give resources to us because we're nice folks. Since then we have been operating on a plan to hope that the nice folks in Bluffton will divert resources from their plans and priorities and give resources to us because we're nice folks. Sure there are some small initiatives that may serve 400 students in 15 years. That's nice but not enough to change our economy. The tools and the funding for expansion are available if we choose to use them. The challenge is to see if the local community has the leadership necessary to use these tools in ways that complement the core mission of our colleges while serving the needs of our communities.
  - ◆ Avoiding sprawl. In recent years a number of initiatives like the Northern Regional Plan, redevelopment plans and form based codes have been introduced as means to reduce sprawl and support infill. These initiatives are helpful but will make small changes unless local government provides reasons for folks to invest in these areas rather than sprawling into other counties and regions. The challenge is to have a simple, crisp compelling answer to the question: "Why should you or anyone else invest in this area."

**Jo Lee**  
**Councilman, Town of Port Royal**



- ◆ Close sale of port property, begin cleanup and initiate TIF for public infrastructure.
- ◆ Celebrate the 100th graduating class from Port Royal Elementary School
- ◆ Open and dedicate the Cypress Wetland Park.
- ◆ Transition of The Shed from vacant buildings to bustling community activity center.
- ◆ Repaving of Ribaut Rd from Parris Island Bridge to McTeer Bridge and remaining roadway to US 21.
- ◆ Prepare a 2013 budget that addresses re-assessment of property values.

**FROM ALL OF US AT SOMERSET POINT THANKS LADY'S ISLAND**

By Kimberly Byrd, Sales and Marketing Manager, Manorhouse Builders of SC

About this time last year, Somerset Point at Lady's Island was in the process of having its model home finished, its Grand Opening planned and a formerly dormant neighborhood brought back to life. Meanwhile, company owners, construction and sales managers at Manorhouse Builders were gaining more grey hairs and both insurmountable excitement and worry every day. A year later, we all look back with extreme pride in the community that has evolved. With 13 homeowners already in their new homes and more on the way, Somerset Point has thrived amidst one of the worst housing downturns in history. "We have been so thankful for the wonderful reception our company has gotten from the Lady's Island and Beaufort market. It has certainly caused us to increase our investment in the area with a larger inventory of available homes, along with hiring a local employee and more local subcontractors," says Hilton Smith, III, co-owner of Manorhouse Builders of SC.

Manorhouse Builder's intentions have remained the same since the beginning-To provide quality, well-built homes at a level and price point which surpasses the expectations of homebuyers. When researching the area, re-sale homes of the same caliber of home as Somerset Point seemed to be at a price point much higher. While re-sale prices have seemed to become more "realistic" in the last year, there is no doubt that building a new home of this caliber is still extremely hard to do at this price point. However, through the support of vendors that Manorhouse has worked with for years, along with the support of local vendors, we have been able to obtain pricing that makes buying a quality new home extremely affordable and attainable.

If you ride through Somerset Point today, you will see children on their bikes, Holiday décor beaming from every home and a neighborhood filled with activity...yet still laced in the quiet solitude that only Lady's Island and the banks of the Coosaw River can provide.

Interior lot homes range from 1600 SF to almost 2500 SF. Diligent research showed Manorhouse Builders and the sales team of Cherimie Crane and Associates of Ballenger Realty the items that homebuyers wanted in their new homes: efficient use of space, nice lot sizes and unique touches that were more semi-custom than anything else. Manorhouse homes feature signature archways throughout the homes, trellises over the garage doors, hardwood floors and crown moulding in the main living areas, nice countertops and cabinetry, along with many more features that homebuyers in the area have shown to be important to them.

The builder isn't the only one in love with their neighborhood. The very first new resident of the Somerset Point community, Summer Lipson says "As soon as we got orders to Beaufort we immediately started searching the internet. We came across Somerset Point websites and were very impressed. As soon as our realtor took us there we knew it was what we wanted. As you pull into the neighborhood you are welcomed by a beautiful pond and landscaping. Our neighbors are so friendly and the beautiful homes are nestled by the Coosaw River which makes for relaxing walks. We do love it here!"

With the success of the interior lots, Manorhouse has added an additional floor plan to the interior lot line-up and has just opened up its Water View Collection, which features floorplans designed for the lots directly along the banks of the Coosaw River. Manorhouse looks forward to building several of these homes in 2012 along with many more of its interior lot product.

While neighborhoods across the country continue to struggle, Somerset Point at Lady's Island continues to thrive. Why? Well, I suppose no one can say for sure what the exact reason is. But one look at these beautiful homes, the gorgeous neighborhood itself, the sense of community that you can feel driving through, all nestled along the banks of the Coosaw River and located on beautiful Lady's Island, it's easy to see why Somerset Point continues to grow. In today's market, our experience has been that in order to successfully market new homes, they must compete with existing homes in regard to price, quality, amenities and location. Based on the results of our first year on Lady's Island, we feel that we have been able to accomplish this.

Manorhouse Builders sincerely appreciates the wonderful reception that it has been given by Lady's Island and looks forward to many more years of success in the area. Happy 2012 to all of Lady's Island and a warm thank you for your continuing support of Somerset Point at Lady's Island!

*Editor's Note: The above article was provided by Manorhouse Builders, at the request of LIBPA, to share their thoughts as to some of the keys to their success in the marketing of new homes in today's market.*

### A COMMUNITY SERVICE

A few years back (2009) Martha O'Regan and Carolyn Roos of Therapeutic Solutions on Sams Point Road and Roxanne Cheney of Roxanne Cheney Home Organization & Administration, took over the Lending Room from Ms. Becky Trask. The Lending Room has been in existence since the days of Luther's Pharmacy and is a service to the community which provides rehabilitation equipment at no charge to those who need it for both long and short term needs. They are able to loan (at no cost) walkers, canes, crutches, shower or bathtub stools and bedside commodes because of the generosity of the community donating these items. If you have such items and no longer have a need for them think about contributing them to the Lending Room. You can either drop them off at Therapeutic Solutions at 73 Sams Point Road or call 524-2554 to arrange a pickup. This is a great program which in this challenging economy provides very necessary equipment at no charge. A special "Thank You" is extended to Ms. O'Regan, Ms. Roos and Ms. Cheney for leading this program.

### JUST A REMINDER

Last year South Carolina enacted a law prohibiting the dumping of appliances in the landfill or at County convenience centers. To help residents desiring to dispose of electronic appliances such as their broken computers, televisions, and other electronic appliances the Beaufort County Division of Solid Waste and Recycling is holding a special Electronic Goods Collection and Document Shredding event Saturday, February 4, from 9AM to 3 PM at the Public Works North site at 140 Shanklin Road site near the Marine Corps Air Station, Beaufort. Also, at this event, secure shredding of personal and tax documents will be provided at no charge. For more information or for instructions regarding the recycling or disposal of large quantities, call the Beaufort County Division of Solid Waste and Recycling at 255-2734.

### D. R. HORTON HOUSING DEVELOPMENT COMES TO LADY'S ISLAND

National home builder D. R. Horton has recently purchased the Spanish Moss development on Sams Point Road located just prior to reaching the Lady's Island Fire Station. The Spanish Moss project was originally approved for development in 2006 and has the basic infrastructure in place. Some homes were constructed during the first phase of its development and there remains 30 undeveloped lots on which is being offered new homes in the \$150,000 to \$200,000 range with sizes from 1,253 square feet to 2,850 square feet.

### NEW ADDITION TO LIBPA BOARD OF DIRECTORS

Ms. Peggy Allard has agreed to serve as a member of the 2012 Board of Directors for the Lady's Island Business and Professional Association. She is presently Co-Chair of the recently organized Friends of Crystal Lake committee which is guiding an effort to develop a community sponsored plan for the transition of the 25 acre Crystal Lake property into a park. As a member of the Board of Directors she can insure LIBPA is able to assist in this important effort as may be appropriate. Ms. Allard retired from a Navy career following service as the Commander of the Naval Hospital, Charleston. She is presently owner of Allard and Associates which provides legal nurse and health benefits consulting services. She and her husband Joe reside on Lady's Island.

### WHAT GOES AROUND

Lady's Island has been the recipient of a great deal of investment as a result of the Beaufort County Rural and Critical Land Program. Specifically, the property surrounding Crystal Lake was purchased as part of the program, as was 62 acres on the northern end of the island. Each year Beaufort County puts together a calendar with beautiful pictures of this place in which we live and sells it for \$15 with the proceeds going to the Rural and Critical Land Program. These calendars can be purchased at a variety of locations in addition to the Beaufort County government building and also their web site. It is a good way to acquire a great 2012 calendar and give a little bit back to a program which has provided significant support for the Lady's Island community. A much more serious way of supporting the Rural and Critical Land Program will be available in November when a referendum will be placed before Beaufort County voters requesting their approval to continue the program but until then consider purchasing one of these calendars as an expression of thanks for its contribution to Lady's Island (and the rest of the county) to date.

### FRIENDS OF CRYSTAL LAKE REPORT By Peggy Allard, Co-Chair of Friends of Crystal Lake Committee

The Friends of Crystal Lake took part in the Beaufort County planning charrette held for Lady's Island in the first part of December. During the 3 day event the Friends of Crystal Lake had a display of various views of the lake, the mission of the Crystal Lake committee, conceptual designs for development of the 25 acre lake property, and comment cards for visitors to share their thoughts and recommendations for uses of the park. We received a wide range of ideas for a secure safe environment including accessible trails, a dog park, picnic areas, children's playground, connectivity with schools and neighborhoods, native species gardens, viewing platforms, interpretive center, kayaking, and environmental education.

One of the unique tasks of this committee is to determine the feasibility of developing a public/private venture for the operation and maintenance of the park. There is a facility on the property, formerly owned by Butler Marine, that the county could, through a competitive bidding process, grant a business the ability to operate out of this building in return for assistance in the maintenance and operation of the park. As part of the plan for the county, the most the committee can do is determine if there is an interest in the business community for this venture. Naturally, Beaufort County would make the decision to further investigate the subject and if deemed appropriate issue a Request for Proposal (RFP) from interested parties.

The present mission of the committee is to create a conceptual plan for the development of a Crystal Lake Park and submit it to Beaufort County for consideration by March 1, 2012. The January meetings of the Friends of Crystal Lake committee are scheduled for 10 AM on January 16 and January 30 in the conference room of the Lady's Island Airport. These meetings are open to the public.

You can share your thoughts and recommendations for the best uses of Crystal Lake Park by visiting the LIBPA web site ([www.LIBPA.org](http://www.LIBPA.org)) and participating in the Crystal Lake survey.



**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 promote the development of Crystal Lake as a community park, encourage excellence in the public and private schools on the island, guide the use of form based code into Lady’s Island present zoning, support efforts to attract new businesses to the island and assist existing businesses.

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

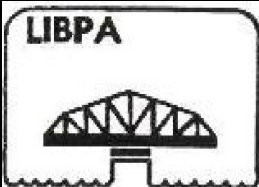
Newsletter preference: U. S. Mail  E-Mail  E-mail Address: \_\_\_\_\_

Type of membership: Business  Residential  Civic Org.

Business category for directory \_\_\_\_\_

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, civic 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

