
LIBPA December 2004 Newsletter

2005 LIBPA Dues Increase:

During the last few years, the LIBPA Board of Directors has struggled to meet the needs of the organization with the available funds. In spite of an increasing membership, the annual dues are barely sufficient to meet the operating expenses, much less allow us to accept special projects. To financially support a project such as the purchase of the "Welcome to Lady's Island" signs required a 3 year period of saving. Accordingly, the Board of Directors voted to increase the 2005 dues to \$45, in order to provide the association fiscal stability and support additional options to serve the community. The last increase in dues was 1997. Those members who have joined during the 2004 membership drive will not be charged the additional dues since their joining fee covers the dues for 2005.

From The President:

First, allow me to express my sincere appreciation for the privilege of serving as President of the Lady's Island Business and Professional Association for the last 2 years. It has been both a personal education and a confirmation of my belief that Lady's Island is truly a special place.

The population of Lady's Island is approximately 11,000 residents. The membership of LIBPA consist of approximately 220 residents, business men and women who unselfishly give of their time and talent to protect our island and keep it a special place. We are a small part of the total population. Yet, we play an important and growing role on issues impacting our island. Our members attend many government and community meetings in an effort to insure that our island has a voice in its future. Over the past 2 years, I have developed a deep respect for these terrific volunteers. Their contributions to our community are provided quietly and usually without recognition. They are motivated by a sincere desire to keep Lady's Island a great place to live, work and raise our children.

The real benefit of serving as President of LIBA for the past 2 years has been the privilege of working with you the members. Thank you for your support and friendship and please continue supporting the

efforts of our great association.



Island Notes:

Thanks NFCU. Navy Federal Credit Union, which serves many of our residents on Lady's Island, is going to install an ATM in the Babcock Furniture shopping center in an effort to provide more convenient service. Considering the large number of active and retired military on the island this is a significant convenience. Lady's Island resident and manager of the local NFCU, Bill Knepp indicates the installation should be complete in the first part of 2005.

Boat Landing Facelift. The Lady's Island boat landing is scheduled for a renovation in the first quarter of 2005. The contract for this work is scheduled to be released in December.

A New Car Wash Facility. The construction underway adjacent to the Exxon Station/Convenience Store located directly opposite the New Point Community on Sams Point Road is for a new automated one bay car wash.

With regret, we note the closing of **Bonker's Tavern** in the Winn Dixie Shopping Center.

Ground Breaking. Construction has begun on the new Lady's Island Fire Station and completion is anticipated in the first half of 2005. The new station will be larger and located adjacent to the present facility on Sams Point Road. Upon completion of the new station the present facility will provide an expanded storage capability for the station.

Wanted- good pictures of Lady's Island. Steve Thompson, who graciously contributes his time and talent to provide LIBPA a great web site, is seeking pictures that show the beauty of Lady's Island. He intends to use them on the LIBPA web site. If you have a great picture of our island, that you are willing to share either send it to Steve via e-mail (thewebguy@earthlink.net) or drop a hard copy off at HomeTown Realty.

Congratulations to Captain Arthur Washington of the Lady's Island/St. Helena Fire Department on his recent promotion to captain. Captain Washington has served as a firefighter with the department for over 14 years. He will now be in charge of a crew of 16 firefighters including 3 lieutenants.

Island Resident Receives Community Spirit Award:

Each year the Lady's Island Business and Professional Association selects a business or an individual which, by their actions has made a significant contribution to the Lady's Island community. Past recipients have included U. S. Group, Publix, Representative Edie Rodgers Martin, Dr. Bruce Pratt and Beaufort Engineering Services. Jim Hicks, who serves as the Lady's Island representative to the Beaufort County Planning Commission, was selected as the 2004 recipient of the LIBPA Community Spirit Award.

Jim's contributions to our community include serving as past President and Vice President of LIBPA and representing our island since 1997 on the County Planning Commission of which he also serves as Chairman. In addition, he is Editor of the LIBPA monthly newsletter, Chairman of the LIBPA Community Preservation Planning Committee and represents LIBPA on the committee presently studying future school facilities requirements. As a member of the LIBPA Board of Directors he coordinates the scheduling of our speakers each month and serves, with Jane Hinchler, on the membership committee. It can truthfully be said that due to Jim's contribution of his time and talent, Lady's Island is a better place to live, work and raise our children.

Community Preservation Planning Committee Report:

The Lady's Island Community Preservation Planning Committee met on November 15, 2004 at the Lady's Island Airport. Following are the highlights of the meeting.

Road Side Stands. The committee reviewed the request of a property owner to allow road side stands on private property located in the Professional Office District portion of Lady's Island Drive. The committee recommended modifying the existing ordinance to allow such stands which would then require compliance with existing county regulations. This change must be reviewed by the County Planning Commission and the County Council both of which allow public hearings.

Rural Rezoning. As the amount of undeveloped land in the Community Preservation area on Lady's Island continues to diminish, the number of requests to rezone individual parcels is increasing. The most common type of request is to rezone parcels presently zoned as rural (1 house per 3 acres) to Community Preservation (2 houses per acre). The committee recommended that approval of such request be limited to cases where a mapping error had occurred or unusual circumstances existed, rather than a desire to increase the selling price of the property by increasing the density.

2005 Objectives. The committee agreed to consider the following zoning actions in 2005.

- Investigate the feasibility and desirability of establishing a combined commercial and expanded home business district 500 feet on each side of High 21/Sea Island Parkway from the Village Center to Chowan Creek.
- Investigate the feasibility and desirability of establishing a light industrial area at some point along Sea Island Parkway.
- Promote a regional storm water system in the Village Center.
- Promote the development of a corridor overlay plan along the undeveloped portion of Lady's Island Drive which would require interconnectivity of future development and address access issues.
- Promote joint planning by the School District and the developer of the Greenheath planned unit development to ensure easy access to Coosa Elementary School. Greenheath is a 98 acre, 314 home development which has not started construction and is located adjacent to Coosa Elementary School.

Editor's Note: *The Lady's Island Community Preservation Planning Committee consist of 9 volunteer representatives of the Lady's Island Community and was established and operates under the provisions of the Beaufort County Zoning and Development Standards Ordinance. It is designed to provide community based recommendations regarding relevant zoning matters on Lady's Island.*

Roadside Stands On Lady's Island:

When the zoning for Lady's Island was written, road side stands were not authorized. Thus, when a resident recently applied for a permit to set up a temporary road side stand on his property located on Lady's Island Drive, it was denied. The Lady's Island Community Preservation Committee considered the case and recommended that road side stands be allowed but only on private property along Lady's Island Drive in what is known as the Professional Office District. If this change to the present zoning is approved by county council the following county regulations would apply for any road side stand:

- Permitted only on private property and with written permission of the owner.
- Set back a minimum of 15 feet from the property line.
- Signage shall meet county standards, with no off-premise signs permitted. All signs shall be removed when the roadside stand is removed.
- In addition to produce, roadside stands may also sell products such as flowers, firewood, and seafood.
- A driveway encroachment permit from SCDOT or Beaufort County Engineering Division (as appropriate) must be obtained. Vehicle parking may not interfere with the safe flow of traffic.
- Roadside Stand permits are valid only for one year but may be re-issued on an annual basis.
- All display stands, shelters, ect. associated with a roadside stand shall be temporary and moveable. No permanent structures shall be permitted as part of a roadside stand.

COMCAST INVEST IN LADY'S ISLAND: By Randy Mahan, Technical Operations Manager, Comcast, Lady's Island Branch:

First, let us express our utmost appreciation for the welcoming we have received in your community. At the same time, we are also grateful for your patience and understanding during our upgrade period. With the acquisition of US Cable, Comcast's goal is to provide Ladys Island residents with our superior products and services as quickly as possible. In order to accomplish our goal and better serve your community, our initial upgrade work must be completed. Please stay tuned, as we will ensure that you are kept informed of changes to programming, packages and new products when they become available in the near future.

For our current customers, we appreciate your loyalty and hope you are looking forward to receiving all of our anticipated services. Should you have any questions, please feel free to call our local call center at 522-0784.

Expect to hear more exciting news from me and from Comcast in the near future!

Editor's Note: LIBPA welcomes Randy and Comcast to both Lady's Island and as a member of our association.

Lady's Island And the 1% Sales Tax

In the recent election the referendum regarding a Beaufort County 1% sales tax was defeated by 146 votes. There were 26,561 votes for it and 27,707 votes against it. LIBPA supported the 1% sales tax as being in the best interest of both our community and the county. We published articles explaining what the 1% sales tax represented and the specific benefits which it would provide our community. Many of our businesses contributed financially to the promotion of the tax. Some of our members went door to door in an effort to convince their neighbors of the benefits of the tax. As a result, Lady's Island was the only area north of the Broad River to vote in support of the tax and it won by only 6 votes. The following chart indicates how some of the various areas voted in regard to the referendum.

Area	FOR (+)	AGAINST (-)	DIFFERENECE
Lady's Island	1954	1948	+6
Beaufort	616	835	-219
St. Helena	655	1081	-426
Port Royal	464	476	-12
Burton	1564	1987	-423
Hilton Head	6707	7150	-443
Bluffton	3762	2658	+1104
Sun City	2120	1451	+669

As can be seen, south of the Broad River, Bluffton and Sun City were the strongest supporters of the referendum and it lost in Hilton Head. Will we see another 1% sales tax referendum in 2 years? Not if a state or federal source of funding can be obtained to meet our transportation needs. At the present time this source doesn't exist. If the only thing that happens in the next 2 years is that the roads become more congested there is a good chance that the 1% sales tax will be reconsidered.

Editor's Note: *The voting data presented in this article was obtained from the web site www.state.sc.us/scsec.*

Comparison of 2004 South Carolina Home Prices: by Jerry Marlow, BIC, Coldwell Banker/Keyserling Real Estate

The most expensive place in South Carolina to buy a home, during the first 3 quarters of 2004, was in the Hilton Head and Bluffton area followed by anywhere else in Beaufort County. The Hilton Head and Bluffton area took first place with an amazing median individual home selling price of \$346,000. The rest of Beaufort County was the second most expensive in the state with a median home selling at \$185,000. This compares to the state average home selling price of \$136,000. The following chart shows the significant impact of location on the selling price of the individual home. The comparison of 2004 median prices to last year's prices for the same period indicates that for most places, a home is still a good investment. This is especially true in Beaufort County where the median home price increased by 15.74% in the last 12 months compared with the state average of 3.85%.

AREA	2003 (Median Price)	2004 (Median Price)
Aiken	\$117,000	\$123,000
Beaufort County	\$165,000	\$185,000
Lady's Island	\$165,000	\$193,000
Charleston Trident Area	\$164,000	\$180,000
Cherokee County	\$79,000	\$70,000
Piedmont Region (Note 1)	\$134,000	\$137,000
Coastal Carolina (Myrtle Beach Area)	\$123,000	\$134,000
Columbia	\$131,000	\$141,000
Greenville	\$135,000	\$133,000
Greenwood	\$108,000	\$91,000
Hilton Head/Bluffton	\$352,000	\$346,000
Greater Pee Dee (Florence)	\$101,000	\$108,000
Spartanburg	\$107,000	\$105,000
Sumter/Clarendon County	\$102,000	\$110,000
Note 1: Rock Hill, York, Lancaster, Chester		

As we near the end of another year, allow me take this opportunity to thank each of you for your support of Beaufort County Realtors. From all us, our best wishes for a Happy Holiday Season.

Development Review Team Report:

The Beaufort County Development Review Team has recently reviewed the following new development projects located on Lady's Island.

River Place: This is a preliminary request to build 14 residential units on 12.2 acres located on Little Capers road. The proposed site is in the vicinity of Alumni Drive and Little Capers Road on the water side of the road. As a transportation safety measure only 3 curb cuts or driveways directly onto Little Capers Road will be allowed. These driveways will be connected to a community access road. This was a preliminary review of the project and additional reviews will be conducted by the Development Review Team in the future.

Cottage Walk: A preliminary request to build 16 residential units on 8 acres located off of Sam's Point Road about 200 yards from Beaufort Academy. Clearing of the property is already underway. It will require a new curb cut, which is presently being constructed, to allow access to Sams Point Road. The project received approval and will be reviewed again in more detail in the future.

Greenheath: This is an existing planned unit development which the owner is requesting to change the originally approved design of the project. Greenheath is located on 98 acres directly behind Coosa Elementary School. It was approved in 1997 for 314 residential units and development has not been initiated. The review of the new design found that the proposed changes were sufficient to merit review by the county planning commission and approval by county council.

Impact Fees:

Effective January 1, 2005 all new construction in northern Beaufort County, both in the municipalities and the unincorporated portion, will be assessed a fee to mitigate the additional infrastructure transportation cost resulting from the new building. The fee is based on the number of additional 'vehicle trips' which each specific type of building will generate as defined by the Institute of Transportation Engineer's Trip Generation Manual. If a developer thinks his building or project will generate fewer trips than indicated in the manual, he can request permission to have a traffic impact assessment conducted specifically for his project. This individual assessment must be funded by the developer. In some cases, a developer may choose to enter into a development agreement with the county to reduce or eliminate the impact fee by paying for some or all of the impact of the project.

The money generated by this fee will be used to fund specific transportation projects in northern Beaufort County. On Lady's Island there are two such projects; future intersection improvements (if needed) at the intersection of Sams Point Road, Brickyard Road and Holly Hall Road (\$84,500) and a US 21/SC 802 bypass (\$3,952,000). The bypass will be a 2 lane road from Lady's Island Drive to Sea Island Parkway which will allow traffic going and coming from St. Helena to bypass the US 21/SC 802 intersection.

Following is a list of examples of the impact fee for various types of projects. To determine a total cost multiply the fee rate by the number of items for the specific project listed under the 'Per Each' column.

Type/Land Use	Per Each	Fee Rate
House (Single Family)	Dwelling Unit	\$775.17
Apartment	Dwelling Unit	\$537.03
Condominium/Townhouse	Dwelling Unit	\$474.66
General Office Building	Square Foot	\$0.89
Medical/Dental Office	Square Foot	\$2.93
Elementary School	Student	\$82.60
Church	Square Foot	\$0.74
Building in Office Park	Square Foot	\$0.93
Building in Business Park	Square Foot	\$1.03
Quality Restaurant	Square Foot	\$4.08
Fast Food Restaurant/Drive-Thru	Square Foot	\$20.49
Convenience market w/Fuel Pumps	Pump	\$5,801.48
Pharmacy/Drug Store w/Drive-thru	Square Foot	\$3.64
Drive-in Bank	Square Foot	\$11.49

Editor's Note: The fee rate contained in the above chart is taken directly from the ordinance recently passed by County Council, Beaufort City Council and the Town Council of Port Royal as part of a capital improvements plan for roads in northern Beaufort County. It is not complete as there are many other types of building uses defined in the ordinance. For specific information please check with the Beaufort County Building Permits Section.

School Facility Report:

Dejong, Inc., an education planning firm, was hired by the Beaufort County School District to identify school facility requirements through the year 2014. The study is scheduled to be completed in January. As the data regarding projected population growth continues to be compiled a picture of the future school requirements is slowly becoming clearer. The following chart illustrates the latest data for northern Beaufort County and shows the difference in the projected student enrollment versus the present capacity. Please remember this is a study in progress and as the data is refined the numbers may change.

2014				
GRADES	Present Enrollment	Projected Enrollment	Present Capacity	Difference
PK - 5	4,928	6,453	5,513	-940
6 - 8	2,466	2,941	3,168	+227
9 - 12	3,060	3,541	2,724	-817

For the area of Beaufort County north of the Broad River, with the data presently available, the projections indicate that we will need 2 new elementary schools by 2014. Two of the existing middle schools (Lady's Island and Robert Smalls) will need renovations in the next decade but the schools should be able to support the projected student population. The question of future high school requirements is a much more complicated question.

The school district has requested Dejong conduct a separate study of the high school question. The initial data shows a present shortage of capacity for 336 students which will grow to 817 students by 2014.

At the present time both Battery Creek and Beaufort High Schools have more students than the schools were originally designed to accommodate. How many students are appropriate for a school building appears open to interpretation. For example, when it was originally built in 2000 the Beaufort High School was advertised as having capacity for 1,500 students. However, according to the Dejong representatives, the school as it is presently being utilized can only realistically accommodate 1,324 students. A portion of this reduction in capacity is reported to be due to the small class sizes of the international baccalaureate program.

Regardless of whether Beaufort High School has a capacity of 1,324 or 1,500 its present student population of 1,629 is an overload. Battery Creek is presently 32 students over its capacity and can offer no relief. Coping with the present and future high school student population does have some short term solutions, such as expanding the present campuses, but sooner or later an additional high school will have to be constructed in Northern Beaufort County. Hopefully, the combined efforts of the planning firm and county and city planners can provide a recommended location supported by clear projected demographics.

Partnership Update; Fall 2004: By Jessica Bridges, Director of Research and Program Services

The Greater Beaufort Hilton-Head Economic Partnership is pleased to report successful momentum in several initiatives. Following is the status of some of these initiatives.

- **Client Recruitment:** By combining the results of a recent query aimed at identifying national technology companies interested in relocating their business with the identification of those corporate decision makers who own land or homes in Beaufort County, the Partnership hopes to increase our chances of success. As a matter of interest, current efforts are underway to recruit the technology division of a diagnostic imaging services company.
- **Local Incentives for Development:** Simply stated, we want to be able to offer better incentives to potential new businesses or those existing businesses considering expansion. To accomplish this, the Partnership is developing a standard package of incentives for consideration by County Council.
- **Regional Alliances: Industrial Park Enhancement:** Each of the industrial parks located in Beaufort and Yemassee has recently completed a site certification process developed by the SC Department of Commerce. This certification assists in the marketing of our industrial parks. However, the certification process revealed that the Yemassee Park consisted largely of wetlands. To compensate for this loss of available industrial space efforts are underway to find alternate parcels of land for the park.
- **Educational Resources Guide:** One of most common questions asked by businesses considering locating in Beaufort is "What kind of schools does your area offer?" To answer this question the Partnership will have a Beaufort County Educational Resources Guide ready for dissemination this month. The guide will highlight the available educational resources from early education through postretirement throughout the county and region.
- **Regional Economic Development Strategy:** The Partnership continues to work in support of a formal alliance with our partners in neighboring Jasper, Colleton and Hampton counties. Together with our regional partners in Jasper, Colleton and Hampton Counties we have recently awarded a contract to conduct a Targeted Business Study to identify those sectors that can best be maintained and supported by each county's infrastructure and services. Funding for this study was provided through an Office of Economic Adjustment Grant and awarded to the LCOG.
- **Website:** The Partnership's economic development website went online in June 2004. Expansion of the site continues and a "Bid Opportunities" page is planned for January 2005. This page will highlight information regarding bidding opportunities with city, county, town and municipal governments as well as, Department of Defense contracts.
- **Marketing Development:** The Partnership is currently refining the present marketing strategy and creating an improved package of supporting collateral materials. The new package of marketing materials will include a Brochure, Educational Resources Guide, a Demographic Atlas and a Beaufort County "Site" Location Guide.
- **Film Commission:** Together the Partnership and the Beaufort Chamber of Commerce has chartered a regional film commission for marketing Beaufort County and the region to the film industry. This is a local commission which will serve as the County liaison to the film industry and maintain a database of potential movie sites and locations.

Each day we are in contact with both large and small businesses considering Beaufort as a potential home. Regardless of the size of the business, we in the Partnership intend to show the best side of our community. Based on everything we have seen to date, 2005 should be a great year for our County. To the Lady's Island Business and Professional Association, thank you for your continued support and assistance.
