

LIBPA February 2004 Newsletter

NEW MEMBER ON LIBPA BOARD OF DIRECTORS:

Charlie Schreiner, who has served as a member of the LIBPA board of directors for many years, has recently submitted his resignation from the board effective March 1, 2004. Charlie has served the Lady's Island community in many capacities to include being the Lady's Island representative on the Beaufort Area Transportation Committee, presently is a member of Lady's Island-St. Helena Fire Commission, the LIBPA Transportation Committee and the Community Preservation Committee. The only thing one can say to someone who gives so much to our community is "Thank You". Lady's Island is a better place because you were willing to give of your time and efforts. Charlie has agreed to continue to serve on the Community Preservation Committee.

At the January board of director's meeting the decision was made to establish a permanent seat on the board for the individual representing Lady's Island on county council. Mark Generales, our present councilman, graciously accepted the invitation to join the board of directors as a full member effective March 1, 2004.

LADY'S ISLAND SIGN: Pat Harvey-Palmer

THANK YOU ALL SO MUCH FOR YOUR HELP AND COOPERATION In our last newsletter I encouraged those that would like to receive their newsletter by e-mail to please let us know. By receiving your newsletter in this manner LIBPA will save a little over \$1.00 per letter per month. We have had quite a good response from our membership and hope that more of you will consider. If you prefer receiving the news by postal carrier, that is not a problem. Your preference is what's important to us.

The LIBPA dues have not been increased for many years, however, our cost to provide services and improvements to our community has gone up. We are excited about our new "Welcome to Lady's Island" sign and hope to have it in place before long. Some of our members have been very gracious with contributions. These contributions will make it happen so much sooner. If you would like to contribute to our new sign please contact Pat Harvey-Palmer at 522-0066 or visit her at HomeTown Realty next to SC Bank & Trust. TOGETHER WE CAN MAKE THIS HAPPEN!!

Island Notes:

The construction project to widen Sams Point Road is scheduled to be returned to SCDOT control on February 9, 2004. At that point the cleanliness and maintenance of both the road and the sidewalk revert to the responsibility of SCDOT. However, since the sidewalks fall in the category of neighborhood sidewalks they will require individual property owners and the community in general to do their part in keeping the grass cut and areas adjacent to the sidewalks clean. In that regard, a special thanks to the New Point Home Owner's Association in taking the lead by accepting the responsibility for the sidewalk area in front of their community.

Congratulations to LIBPA treasurer Stephanie Bost on her promotion to Vice President of South Carolina Bank and Trust.

Welcome to Lady's Island:

Jane and Bratton Tarrance of Collector's Antiques Mall which has recently opened its doors in the Lady's Island Center (near Babcock Furniture). Jane and Bratton recently moved their antique business from Port Royal to Lady's Island. Their new store is larger than the Port Royal site and capable of presenting a much wider inventory. LIBPA welcomes them to the island and wishes them the best of luck.

Dr. Barbara Morgan Washington, DDS has recently opened her dental practice a few doors down from the Terrance's new store in the Lady's Island Center. She is accepting new patients and appointments can be scheduled by calling 986-0157.

Marie Tate has opened Tate Enterprise in Suite 109 of the Oakwood Professional Building (next to Walgreens on Sams Point Road). Tate Enterprise specializes in providing administrative support to the

small business owner who prefers to direct their efforts toward their business and allow Marie to relieve them of the burdens of administration. To get additional information or schedule a free consultation for your business call 524-8238.

Mr. Patrick Holland of Video Warehouse indicates their new store on Sams Point Road is scheduled to open the first part of February.

Moving from the island: Healthlink, which was located in the shopping center where Food Lion is located, relocated to Ribaut Road next to Sears. The Whitehall Plantation Restaurant, in which the original LIBPA members met in 1981 to form our organization, is moving to 1001 Boundary Street.

A special thanks to each of you who took the time to tell a friend, neighbor or business acquaintance about the benefits of being a LIBPA member. In 2002 we joined 41 new members. In 2003 we joined 51 new members. We presently have 226 members.

Construction of the new hangars at the airport is scheduled for completion within the next 30 days. They will provide hangar space for 24 aircraft. This project has significantly reduced the number of individuals on the waiting list for hangar space.

Throughout the Village Center projects are planned or underway to improve the overall appearance of our community. Of specific note is the face lift presently being given to the Oakwood Plaza retail complex next to the Little Cricket on Sams Point Road. A special thanks to LIBPA member Red Mitchell for being the type of commercial property owner who takes the initiative to improve the appearance of his property.

The latest house on the recently widened portion of Sams Point Road to have been renovated and transitioned from a residence to commercial use under the Expanded Home Business zoning is located at the intersection of Factory Creek Road and Sams Point. The new exterior appearance is a complement to the area.

Coosaw River Estates To Be Developed:

Ultima Holdings LLC, with headquarters in Atlanta, has recently purchased the Coosaw River Estates subdivision with plans to develop the property. This property is located in the Marsh Hawk community off of Springfield Road on Lady's Island. It is said this property was at one time owned by Sheriff Ed McTeer, for whom the McTeer Bridge is named, and it was he who gave it the name Coosaw River Estates. It consists of 123 acres with existing approval for construction of 190 homes.

Last May Mr. Robert Ullman, Ultima's president and chief executive officer and Mr. Joe Wesley, senior project manager visited with the LIBPA Community Preservation Committee to discuss the possible development of the property. Mr. Wesley has attended the LIBPA monthly meeting on numerous occasions. The present plans are for Ultima to develop the infrastructure (roads, water and sewer), and sell the lots to builders. The homes are expected to sell in the \$200,000 to \$250,000 range with construction of the first 95 homes scheduled to begin by July. Ultima has a solid track record of successful projects ranging from residential to commercial. According to their pamphlet "Our typical relationship is with quality builders that can help us create a "niche" market on small developments or help us "jump start" a land development project."

The history of Coosaw River Estates goes back to 1972 when a developer received approval from Beaufort County to develop the property. Since, at that time, sewer was not available on Lady's Island the developer began construction of an independent waste treatment plant. For a variety of reasons he decided to terminate the project prior to completion. For the next three decades, from time to time, the property would be evaluated for development. On each occasion the final decision was to not develop the subdivision. Prior to Ultima, the last serious look at the property was in 1999 when a developer requested that Beaufort County define the current status of the property in view of the passage of the Comprehensive Plan. Highlights of the county's review of the status of the property included the following:

- Sewer would be required.
- No pre-approved lots would be deemed un-buildable as a result of the comprehensive plan.
- There could be no increase in the previously approved density.
- Improvement of the roads would be the responsibility of the developer.

The potential impact of the Coosaw River Estate's project on the community is an estimated additional 500 residents, 100 new students in our schools and approximately 2000 additional trips per day on Sams Point Road. With this degree of significant impact on our community LIBPA will continue to work with representatives of Ultima to assist in keeping the community informed in regard to this project.

The Character of the Village Center:

As development continues in the Village Center (along Highway 21) and the Professional Office District (along Highway 802 to include portions of Sams Point Road) the question is often asked "What is happening in our commercial area?" Based on a close look at the growth to date it would appear that the general character of the Lady's Island commercial area is moving in the direction of becoming a professional service district. It is the place an ever increasing number of individuals go to do their financial business, receive medical and dental treatment, fill prescriptions, receive legal services, get their pets treated, obtain engineer and architectural services, buy and sell real estate, obtain insurance and a wide variety of other similar professional services. Most of these professional services operate on an appointment basis and do not require or benefit from a location on a main street or sidewalk. Thus, most of the offices for these professional services are located a short distance from the highways in quieter, less traveled locations. An exception to this is the increasing popularity of the area along the recently widened portion of Sams Point Road which is zoned to promote the renovation of the older homes into office space.

Blended in with this wide variety of professional services are the retail activities such as grocery stores, restaurants, gas stations and specialty shops which do benefit from being located on a main street such as Highway 21. The present home of the health food store "It's Only Natural" would appear to be the model for future construction along Highway 21 in that it supports a retail business on the first floor and commercial offices on the second floor.

Why are we seeing this degree of commercial growth on our island? One of the primary factors is location. The combined population of the surrounding islands constitutes a potential customer base of over 32,000. Another possible attraction of our island is the fact that the majority of the property is still located in the unincorporated portion of the county and thus offers some benefit compared with the municipalities in regard to taxes and the cost of business licenses. Small businesses are attracted to Lady's Island due to availability of commercial space at reasonable prices. Developers are attracted to the commercial area because there still exists undeveloped property. Finally, there is the fact that the commercial area of Lady's Island still retains a small town atmosphere, is a safe place to visit and has plenty of parking space.

Will the Village Center area of Lady's Island really evolve into a professional service district? The fact is that the dynamics of growth in our commercial area are such that valid predictions for the future are difficult if not impossible. The one thing that will remain constant is the need for the Lady's Island Business and Professional to continue its efforts to insure the concerns of our residents and businesses are heard by those who influence our future.

Planning:

The project to develop a special type of zoning (Redevelopment District) for the immediate area around the Village Center moved forward during December and January. This unique zoning is designed to promote development and redevelopment of residential housing. Two public hearings were held at the airport by LIBPA, a third public hearing was held by the subcommittee of the Planning Commission and a fourth public hearing was held by the county planning commission. However, prior to being considered by the planning commission technical questions were posed that require additional study by the planning department. The Community Preservation Committee recently met with representatives of the County Planning Department and now anticipate that the proposed rezoning of the area involved and establishment of a Redevelopment District will be considered by the County Planning Commission in March.

In response to the request by LIBPA members at our December meeting the maps depicting the area which is proposed to be in the Redevelopment District will be available at our February meeting plus Community Preservation Committee members to answer your questions regarding the district. Also at

the February meeting our guest speaker, Dick Stewart, has indicated he will have maps showing the probable route of the proposed third bridge which is presently under consideration.

A BUSY YEAR AT LADY'S ISLAND-ST. HELENA FIRE DISTRICT: By Charlie Schriener,
Lady's Island, Fire Commission Representative

Lady's Island – St. Helena Fire District responded to a total of 1,637 calls during the past calendar year – an average of over four calls a day. Of these, 933 were medical calls answered in conjunction with EMS, 226 were vehicle accidents, and 31 were structure fires. Miscellaneous calls ranging from false alarms to providing assistance for disabled persons in their homes accounted for 447 calls. In addition, fire fighters collected \$8,380.00 for the Muscular Dystrophy Association, contributed \$1,000.00 to the St. Helena Elementary Book Fund, provided food baskets for four families at Thanksgiving, joined the Beaufort Memorial Emergency Department in providing Christmas for eleven children and certified 92 people in CPR. As business partners with Lady's Island Elementary School, fire fighters read to children every Monday, supported the Science Fair with a monetary contribution and participated in athletic events with students and teachers.

All in all, a very busy year for your fire department as it continues to grow to meet the requirements of a growing community.

ROYAL PINES, THE RESULT OF A VISION:

Prior to his retirement from the Army in the mid 1960's, Lieutenant Colonel and Mrs. Walter Rodgers had given a great deal of thought to establishing a residential area that would have an attraction for retiring military personnel. This was a period of time that a large number would be retiring from the military. They were a very special group of individuals in that the majority of them were veterans of both WW II and the Korean War.

Naturally, Colonel Rodgers being a native of Beaufort first thought of establishing such a community in this area. Unsure of how the Beaufort area would compete with Hilton Head he suggested to many of his colleagues that they first check out Hilton Head. Quite a few did and some bought lots there. Many more did not because it was evident that prices and the cost of living were, and would be, considerably higher than those north of the Broad River. In addition the Beaufort area had the added attractions of the commissary and other facilities at the Marine Corps Recruit Depot, Parris Island, the Marine Corps Air Station and the close proximity of the Naval Hospital. There was also the nearness of Savannah and Charleston, nice weather and a large number of military retirees as potential neighbors.

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

The initial sales program was strictly on a personal basis with no big advertising effort behind it. Edie recalls an initial solicitation program which consisted of a manual typewriter on a kitchen table with an address book. Many of those who responded to the invitation to visit the area liked what they saw, made the decision to stay and told others about the development. Thus the word spread and in spite of the fact that initially there was only a pine forest, no roads and no commercial water the sales effort was so successful that Edie and Walt were able to take title to the tract without a mortgage! Later they would use the same approach to acquire and develop the Marsh course and its 251 residential lots. Colonel Rodgers designed and generally oversaw construction of both the Pines and later, the Marsh golf courses.

Lot selection took place in the spring of 1970, the clubhouse was started that fall, the course was planted in the spring of 1971 with the grand opening of the clubhouse taking place in the spring of 1972. The first Royal Pines Country Club Estates buyers were Colonel and Mrs. George Baucom followed shortly thereafter, as an investor, by General William Westmoreland. Among the first residents were

Brigadier General and Mrs. Frank Linnell, Mr. and Mrs. Bob Keller, Major General and Mrs. Mickey Finn, Colonel and Mrs. Art Rich, Major General and Mrs. Jack Chiles and Mr. and Mrs. Lad Howell.

In 1975 a number of outside interests considered buying the entire Royal Pines complex from the Rodgers; the most prominent was Arnold Palmer. Palmer's agents later stated that his investment program was not then ready for such a purchase. However, he would invest in Beaufort County several years later. In 1978 the Rodgers sold all of their Royal Pines interest to a Louisiana corporation, Universal Engineering of Maplewood. Over the years there would be other owners and other names for the golf course. With the passage of time the roads were paved, street signs and street lights installed and commercial water made available. By 1991 there were 238 occupied homes and the community no longer had a majority of military residents. At that time the military (active or retired) represented approximately 25% of the community.

Today the Royal Pines community is well established and an asset to Lady's Island. New homes are still being constructed in the community. The quality and success of the Royal Pines community is a tribute to the vision and leadership of Colonel and Mrs. Rodgers. Mrs. Edie Rodgers Martin would again contribute to Lady's Island when in 1996 she was elected to the state House of Representatives for District 124. She would serve three terms in this capacity and become known for her exceptional service to the community.

Editors Note: In 1991 LIBPA member Manny Nathan was serving as president of the Royal Pines Country Club Estates home owners association. He compiled and edited a pamphlet entitled "The History of the Royal Pines Country Club Estates and Royal Pines Country Club." The information contained in the pamphlet was contributed by Lieutenant Colonel Walter I. Rodgers, Sr., Colonel and Mrs. Authur A. Rich and Major General John M. Hightower. This article was taken as close as possible from the information in the pamphlet.

Lady's Island Law Enforcement Statistics:

When a Beaufort County Sheriff's Deputy responds to an incident on Lady's Island a report is required to be submitted as a matter of record. Following is a review of a representative number of types of incident reports which were submitted in 2003 as compared to the previous two years.

TYPE OF INCIDENT	2001	2002	2003
Criminal Domestic Violence	74	97	98
Traffic Accidents	71	93	135
Breaking and Entering (Vehicles)	54	78	157
Vehicle Thefts	25	37	30
Petit Larceny	194	228	264
Grand Larceny	43	60	67
Aggravated Assault	9	4	1
Robbery	11	6	13
Criminal Sexual Conduct	8	15	6
Murder	2	3	0
Burglary	71	74	122
Total number of report of all types	2345	2501	2882

The single cause of the most incident reports (264) on Lady's Island in 2003 was petit larceny followed by nonviolent domestic disturbances (247). In reviewing the number and types of incidents which were competently handled in the last 12 months, it becomes obvious that we are lucky to have the quality of professional law enforcement provided by Sheriff Tanner and the men and women of the Beaufort County Sheriff's Department.

Editor's Note: We offer a special thanks to Lt. Jimmy Walton and Ms. Felicia McCarthy of the Criminal Intelligence Office, Beaufort County Sheriff's Department for their courtesy and gracious cooperation in researching the information contained in this article. The openness and courtesy we always receive in

response to our request is a complement to Sheriff Tanner.

Lady's Island 2003 Growth Exceeds Predictions:

Since 1999, based on available statistics, each year fewer and fewer residential homes were being built on Lady's Island. Then along comes 2003! This last year the number of building permits for single family homes on Lady's Island exceeded any year in the previous decade. Following are the number of residential permits issued for Lady's Island for the last decade.

It should be understood that these numbers represent building permits issued and in some cases the house will not be completed until 2004. However, to present some idea of the impact of this number of new homes on the island the following data is offered:

Our overall population experienced a 6.4% growth or 658 additional people on the island. The present population of Lady's Island as of December 31, 2003 is now 10,912.

There are an additional 132 children in our schools.

There are 2630 additional trips per day being traveled on our roads.

The tax base of residential property on the island increased by over \$21 million. An additional 8 permits were issued for commercial projects with a value of \$1.2 million.

Why so many new houses on Lady's Island? The island offers a rural atmosphere, with established zoning to protect property values, an abundance of churches, good schools, close to work centers, a low crime rate and a commercial service area within 10 minutes of travel time. With the completion of the project to widen Sams Point Road and the change in authorized density from one house per acre to two houses per acre in the community preservation area (most residential areas) an increase in residential construction was and still is anticipated in 2004. However, the significant increase in the construction of houses experienced in 2003 supports the need for LIBPA to continue to play an active role in guiding the growth on our island.

Year	93	94	95	96	97	98	99	2000	2001	2002	2003
Permits Issued	112	161	102	136	189	163	223	179	169	163	263

2003 Real Estate Sales End On A Strong Note: By Jerry Marlow, Broker in Charge, Coldwell Bankers Keyserling Real Estate

After a somewhat slow start in 2003, as can be seen by the following data, residential real estate sales, north of the Broad River, rebounded in the second half of the year.

AREA	2002	2003	Difference
Beaufort	157	143	-14
Lady's Island	282	287	+5
St. Helena	33	55	+11
Port Royal	62	95	+33
Burton	170	214	+44
N. of Whale Branch	13	12	-1

The total number of residential units sold (not including land) increased 9.7% going from 717 in 2002 to 806 in 2003. The total volume increased 22.0%. The average price of homes sold in Beaufort County north of the Broad River increased from \$179,226 in 2002 to \$199,336 in 2003, an increase of 11.2%. The median home price increased from \$136,950 in 2002 to \$148,000 in 2003, an increase of 8.1%. On Lady's Island the average price of a home sold in 2003 was \$219,186 which is an annual increase of 16.8%. The median 2003 price of a home sold on the island was \$167,500. All indications are for this trend to continue into 2004, at least we hope so.

These figures are for Northern Beaufort County, excluding Fripp and Harbor Islands. They also are only the sales that were reported thru the Beaufort County Multiple Listing Service.

Editor's Note: Even though Jerry has passed the title and duties of President of the Beaufort Realtors Association to Ms. Debra Johnson he has graciously agreed to continue his contributions to our monthly

newsletter. We offer our congratulations to Ms. Johnson and our appreciation to Jerry for his continued support of LIBPA.

Lady's Island Middle School: Take Another Look - By Ernie P. Wiggers, Ph.D,
member of the Lady's Island Middle School Improvement Council

Lady's Island Middle School (LIMS) receives students from Coosa, Lady's Island, and St. Helena Island Elementary Schools. LIMS is the last stop for our children before they transition into high school. The academic and life skills taught at LIMS are critical to their success in high school; and I believe, critical to the future of all of us who live or do business in the Lowcountry. These students will someday be our employees or perhaps our employers, our community leaders, and our ambassadors. Thus, in many respects our community's success is linked very closely with LIMS.

If you have not looked at LIMS recently, you should look again because good things are happening. Did you know LIMS students under the coaching of Mrs. LaRaine Fess won 1st place in the SC Middle School Mock Trial competition? Also, 10 students were selected as SC Junior Scholars. LIMS is one of 12 schools in the state selected to participate in the Environment as an Integrating Context (EIC) model for improving student learning. LIMS was one of three schools in the Beaufort District awarded the 21st Century After School Grant. In athletics, the football team finished in first place during the regular season and the girl's basketball team took 1st place in their tournament. Also, the Step Team was 1st place district winner and 2nd place overall winners.

To help LIMS become the best school it can be, many parents have been volunteering their time and support on committees such as the School Improvement Council (SIC), the PTO, as pod parents, and dozens of other activities. Increasing parental involvement is a priority goal for the SIC. Something that would help in this regards is to show students and parents the entire community supports LIMS and is interested in the school's success. Therefore, the Schools Improvement Council is asking local businesses to become partners with LIMS.

LIBPA members are welcome to partner with LIMS in any capacity they are comfortable with; however, there are a couple of programs where business and professional partners could really make a huge difference. One is the HOST program which is an intervention system designed to help low-performing students in math. Students are teamed with a mentor who will work with the student at least one hour per week either during the day or after school. The HOST program has a proven track record for success and you may discover participating in the mentoring process is an energizing experience for you or perhaps one of your employees.

Another program is our spring school carnival. The carnival has two goals. One is to raise money for use by teachers to enhance their classroom learning environment and the other is to give elementary students a chance to become familiar with LIMS before they transition there in the 6th grade. The move from 5th to 6th grade is a major event for 11 year old kids and to help ease anxieties, we hope to bring young kids on campus periodically to familiarize them with the middle school environment. A gigantic carnival operated by LIMS students is one great way to do this. This carnival will take place this spring and we need donated items such as snacks, picnic supplies, drinks, and products which can be auctioned off.

There is much more to talk about at LIMS such as the dedicated teachers and administrators, but that is a story for another time. To learn more about what is happening at LIMS and become a partner with this school, please feel free to contact me at 846-2539 or Principal Priscilla Drake at 322-3167.

Editors Note: A special thanks to Mr. Wiggers, who is the Executive Director of the Nemours Wildlife Foundation, for contributing this article.

My Education Challenge to You, By Richard Trishler, Lady's Island School Board Representative

Place all that you have read recently in the local papers, heard on the streets, or discussed at the water cooler on the back burner for a moment. I have a challenge for you. Ask yourself "What have I done for our students on Lady's Island recently?"

In my role as your representative to the School Board I have the opportunity to see the wide variety of contributions that individuals and businesses make to our public schools each day. Even though your numerous financial and personal contributions after school hours are of great value, many of our children need positive role models to assist them in their daily lessons. I challenge you to be that role model. There are many programs available at each school that provides an opportunity for direct individual assistance to be provided to our students. To find the program that is best suited for you just ask any teacher or principal.

LIBPA has a policy of publicly recognizing individuals and businesses that provide exceptional service to our community. Among the large number of generous businesses and individuals that volunteer of their time and talent to our schools, surely there are those that deserve special recognition. Thus, I ask your help in finding those individuals and businesses that set the example for all of us in this regard. I would be happy to accept your recommendations anytime but specifically would like to have such an individual nominated from each school by May. The more I visit our schools the more I become convinced that the least we can do for those who contribute so much to our community is to publicly recognize their efforts and say thank you.

The School Board Finance Committee will meet on the following days to prepare the budget for the 2004-2005 school year:

Date Time Location

26 February 2004 6:00 PM King Street Office, Beaufort

23 March 2004 6:00 PM King Street Office, Beaufort

6 April 2004 6:00 PM King Street Office, Beaufort

22 April 2004 6:00 PM King Street Office, Beaufort

4 May 2004 6:00 PM King Street Office, Beaufort

5 May 2004 7:00 PM TBA (Hilton Head/Bluffton area)

6 May 2004 7:00 PM TBA (Beaufort/Burton area)

11 May 2004 6:00 PM King Street Office, Beaufort (Board Mtg)

All meetings will be televised on WJWJ and there will be a question period following each session. Those questions will be answered at the beginning of the next meeting. A personal reply to your question will also be mailed to your home. Members of County Council, County Administrators, local elected officials and any other concerned citizens are welcome and urged to attend every session.

In the coming weeks there will be many articles pertaining to facilities construction, both present and future, and the funding for these projects. I will support the call for the District to hire an outside planner who has experience with school building programs. This need was present a long time ago and to date, the Board has not seen a completed version. This is creating problems today. A plan would show demographics, both present and future, present capacity, projected need and the proper location for facilities. These items are only the beginning. We would also have a breakdown of alternatives for each facility proposed, and how these new facilities will interact with those that already exist. This is above the local planning done within our district. Please educate yourselves to any alternative funding proposals, as they will affect your taxes in the future.
