
LIBPA July 2004 Newsletter

LIBPA After Hours A Success!:

In response to member's request and the support of 4 very gracious business members, the very first LIBPA "After Hours" was held in the Professional Village Center on Thursday, June the 17th. Hosting the event were Sea Island Dental Clinic with Doctors Tristan and Angela Greenwalt DMD, Sea Island Endodontics with Doctor Peter Murphy, DDS, MS, Coastal Physical and Hand Therapy with Thomas and Julia Hetherington and Lady's Island Medical Associates with Doctors Dan Ripley MD and Julian Mason MD. Members wandered from location to location visiting with the respective host and their staffs and fellow LIBPA members.

It was a great opportunity for our members to not only become better acquainted but also more aware of the services provided by the individual host business. Simply stated, a pleasant time was enjoyed by everyone who attended.

Should we continue similar "After Hours"? Naturally, this depends on the desires of our members. Pat Harvey Palmer has agreed to be the coordinator for this project. If you would be interested in hosting a future LIBPA "After Hours", or have suggestions as to how we could do it better, please give Pat a call at 522-0066. Just a reminder that we need to decide on the hosts and date a minimum of one month in advance to allow us to get the word out to the members.

Again, a very special thank you to the hosts and hostesses of our first LIBPA "After Hours". You certainly set a high standard for future similar events with your gracious hospitality.

Real Estate Trends:

The following statistics are provided to demonstrate the impact that growth and the sale of new homes has on the Lady's Island real estate market. It is fully recognized that all of the new homes for which building permits are issued in a calendar year are not constructed and sold in that same year. As can be seen the growth in unit sales has been consistent. However, for a variety of reasons, periodically there is a large jump in the permitting of new homes. 2003 was similar to 1997 and 1999 in that the island experienced exceptional increases in residential building permits.

YEAR	Unit Sales	Building Permits	Variance
1995	163	102	61
1996	207	136	71
1997	169	189	20
1998	218	163	55
1999	217	223	6
2000	235	179	66
2001	272	169	103
2002	283	163	120
2003	287	263	4

Based on the large number of residential units which have already been approved but for which permits have not authorized, it is reasonable to assume that new home sales will continue to provide a solid foundation for future real estate sales on Lady's Island.

New Restaurants On The Island: by Bob Stoothoff

The latter half of 2004 will see 2 additions to the choices of restaurants available to diners in the Lady's Island area. Recently opened is the Bateaux Restaurant at Whitehall Landing. After an extensive renovation of the former Whitehall Restaurant facilities and with a completely refurbished dining room and bar, Bateaux offers fine dining, a comfortable atmosphere and a beautiful view. Lunch is offered Monday through Friday and dinner Monday through Saturday. The Executive Chef, Dean Dupuis is the former Chef at the Okra Restaurant and looks forward to welcoming old as well as new guests to Bateaux. Ms. Elizabeth Jenkins, the general manager at Bateaux and a resident of Lady's Island, indicates that reservations are not required but may be obtained, if desired, by calling 379-0777.

Presently under construction is Barbara Jean's Restaurant to be located next to the Sea Island Presbyterian Church on Sea Island Drive. Barbara Jean's is well known for its southern style seafood with locations on St. Simons Island and near Jacksonville. Howard Graham of Barbara Jean's, who with his family lives on Lady's Island, indicates their present schedule should allow them to open the new restaurant for business in late September or early October. As some of our members may remember Howard attended one of our past LIBPA meetings and graciously shared their plans for the design of the restaurant.

While providing an increased variety to the dining choices on Lady's Island we are very aware that each new restaurant also brings additional employment opportunities. Both of these restaurants are designed to seat 120 guests and will employ from three to five managers and between 30 to 35 staff personnel. Thus, with these two restaurants comes the potential for 75 to 80 new jobs.

We, in LIBPA, welcome each of these restaurants, appreciate the decision to locate their restaurants on Lady's Island and look forward to working with them as neighbors.

Celadon: A New Traditional Neighborhood On Lady's Island by Dennis O. Green

Most travelers on Sams Point Road have followed the progress of construction in the Celadon Town Center. The Celadon Post Office, which will be opening soon, and the new Porte Cochere, to mark the entrance to the E. C. Montessori School, were both completed earlier this year. Most notable has been the Clock Tower at the entrance, with its satellite controlled clock, which is visible from either direction.

Landscapers are nearing completion of work in the Town Center and along the lagoons in the residential area. Irrigation systems have been installed throughout to ensure the health of the many new trees, shrubbery, ground cover and sod planted in the public areas. The sides of the lagoons have been hydro-seeded with special grasses to prevent erosion and special water plants have been planted in the lagoons. Once the plants grow, we will seed the lagoons with carp, bass and catfish.

The Beaufort Corridor Review Board worked closely with Celadon to ensure that our landscape plan was both attractive and open and inviting to the broader Lady's Island community. Park benches will be placed in the area near Sams Point Road and on the Square so joggers, cyclist and other visitors can sit and enjoy the view and community.

Two Shop Front buildings are presently under construction on the south side of the Town Center Square, completion is scheduled for the end of September. The first building is available for lease and the second will be the Celadon Sales Center. The first level of each building will be constructed of 10" aerated autoclaved concrete blocks (AAC). AAC blocks provide excellent sound attenuation, have an R rating of around 38, and each one inch provides a one hour fire rating. The 2,000 sq. ft. buildings will be two-story and have 12' ceilings on the ground floor and a courtyard between the two buildings. Later this year, construction will start on a Live/Work building facing Sams Point Rd.

In mid-July, Celadon Real Estate will move its office from West St. in Downtown Beaufort to an interim office next to the Tower.

Designs are nearing completion for the four Liner Buildings that will be constructed facing the Montessori School. These buildings will also be constructed of AAC block along with AAC floor panels. The ground floor levels will have 14' ceilings and are designed to accommodate a restaurant and a gourmet market/convenience store, with outdoor seating in the courtyard between the buildings. The second levels will house duplex 'loft' style apartments with private balconies.

Celadon broke ground on its first home in late January this year. It is a 4,000 sq. ft. Courtyard Home on the corner of Jade St. and Sweet Olive Drive. Construction of a second home, a 2,200 plus sq. ft. Courtyard Cottage on Sweet Olive Drive, began in February. Both homes are scheduled for completion in late November of this year. Construction of a four-residence Courtyard Condominium on the corner of Jade St. and Sweet Olive Dr. should start in late summer. Other homes are in design and nearing construction start. (Information on homes, home sites and commercial sites is available at www.celadonvillage.com or call 525-9995/9829).

The Celadon Activity Center plans are nearing completion and presently awaiting completion of MEP and civil engineering. Facilities for residents and guests will include a swimming pool, two Har-Tru tennis courts, Bocce ball court, fitness center, yoga/Pilates/activities room, locker, shower and steam room, meeting room/lounge, youth center, outdoor pavilion and fireplace.

Editor's Note: As always, we appreciate the gracious manner LIBPA member Dennis Green shares the progress and details of his project, Celadon . When completed, the Celadon community will consist of 119 homes and 9 commercial units.

Tree Blight Hits Lady's Island:

Recently residents of Lady's Island have reported their Redbay trees dying. The Redbay tree is a member of the Laurel family and found primarily along the southeast coast.

Jack Queener, the Beaufort County Clemson Extension agent, indicates that although there are many theories as to why the trees are dying there has been no definitive explanation determined to date. These theories range from it simply being the effect of a prolonged drought to infestation of the Asian Ambrosia beetle followed by a fungus. According to a recent article by Travis Loller in the Island Packet, for the last 2 years Redbay trees have been dying in large numbers (75 to 80%) in southern Beaufort County. Hunting Island State Park, which has a good number of the Redbay trees, has not seen any evidence to this problem.

Regardless of what is finally determined to be the cause, the effect is devastating, rapid and kills all of this type of tree in the general area that it occurs. It does not appear to affect other types of trees located in the nearby vicinity. Regretfully, according to LIBPA member Michael Murphy, owner of Preservation Tree Care, there are no known preventative measures you can take to protect your Redbay tree and nothing that can be done to save a tree that has been attacked.

Random Acts of Community Service:

Each and every day in our community some of our neighbors do small and large acts of community service for no other reason than to make it a better place. Some of these are:

LIBPA members Ray and Pat Caldwell (owners of Razor's Edge) taking a part of their weekend to mow and pick up trash in the area along the sidewalks in front of the Bluff Farm Community.

A lady, who on her own initiative, periodically picks up and bags the trash along Brickyard Point Road.

Another gentleman picks up the bags and takes them to the drop off center. The two have never met.

Businesses on Sams Point Road which have planted flowers or have done some extra landscaping to make it a more attractive place include Marie Lewis at the Sea Island Conference Center, Trask Appraisal Company and Broad River Construction Company, Small Business Solutions, Island Computer Services and Myrna Breland, CPA plus Dennis Green and his great landscaping for Celadon. In addition, numerous private mailboxes have been recently landscaped.

Since Lady's Island is not incorporated there is no "they" who will pick up our trash, cut the grass along the side of the road or add those special touches that make such a difference in the general appearance in our community. We are very lucky to have so many of these special individuals who give a few minutes of their day to make Lady's Island just a little nicer place. Thank you.

Membership Status Report:

On June 30, 2003 LIBPA had a total active membership of 178 members. On June 30, 2004 LIBPA's total active membership was 201 members indicating steady gain in membership. Our peak membership during this time was 226 members.

With 50 new members during the June 2003 to June 2004 period LIBPA has enjoyed a new membership growth rate of well over 20% for each of the last 2 years. However, we lose approximately 10% of our total membership each year thus we actually are experiencing an association growth rate of about 10%. Throughout the year reasons given by business members for leaving LIBPA were varied and included moving from the island, going out of business or experiencing a change of owners with the new owner choosing not to become a member. As to the loss of residential membership there again was a variety of reasons, to include moving away to other areas and some of the memberships were directly connected to the individual's role in another organization, such as a property owners association in which they no longer held a position.

As part of our membership program January to June 2004 emphasizes retention of present members. Annual membership dues were requested via the newsletter, a special invoice, a special red mark on the individual's newsletters, a personal phone call, a personal letter from the president and a final notice in the member's newsletter. In spite of these efforts, we were forced to delete 12 business and 7 residential memberships from our roles as of June 1, 2004 compared to 8 business and 7 residential memberships the preceding year. Admittedly our membership system is evolving and there were cases in which we indicated a member was delinquent when in fact they had paid their annual dues. To those individuals we again apologize and thank you for your patience and understanding.

Truthfully, the number of those declining to remain in LIBPA this year is higher than we would like. The loss of 1 member is 1 member more than we would care to lose. However, we accept that each member joins LIBPA with their own expectations of what they or their business will receive in return for their involvement. Regretfully, we cannot meet everyone's expectations and as a result we lose members. An informal survey of our members indicates that the majority view membership in LIBPA as a way in which they can support our community. A look back through the history of our organization indicates that the membership, as a percentage of the total number of businesses and residents on the island, has remained rather constant. With over 300 businesses and 11,000 residents on Lady's Island the present membership appears to support that percentage. It also points out that our organization must continue to attract new membership to remain a viable and credible representative for the community. Put in that perspective, it makes us really appreciate those of you who in the past have supported and continue to support LIBPA's efforts for Lady's Island with your personal membership, involvement in our projects and assistance in recruiting new members.

Island Notes:

Congratulations to the following LIBPA members for being selected as the "Best in Beaufort" by the readers of the of the Beaufort Gazette annual reader's choice awards: Publix (best bakery and best grocery store), Grayco (best hardware store), South Carolina National (best golf course), Zippy Lube (best oil change), Butler Marine (best boat dealership), Dr. Ray Kearns (best chiropractor), Dr. Perry Durant (best dentist), Dr. Jim Holden and everyone at Sea Island Animal Hospital (best veterinarians), Shannon Erickson and Hobbit Hill (best day care facility), Wachovia (best bank), Tucker Dry Cleaners (best dry cleaner), Accent on Travel (best travel agency), Bill's Liquor Store (best wine shop) and Well Spring (best massage). A special congratulations to John "J. P." Mc MGowan of Home Town Realty for not only being selected as the best realtor but also as the best "all around Beaufortonian". It is nice to see that others recognize what a great business and professional community we have on Lady's Island.

LIBPA member Jim Thomas, owner of the Front Porch, who is also the Pastor for the Christ Center of Lady's Island United Pentecostal Church, advises us that the Church has relocated from Brickyard Point Road to the Tidewatch complex which is located across from the entrance to the Middle School on Highway 21.

For the Lady's Island Airport, included in the 2004 budget presently being considered by Council, is an additional 12 unit aircraft storage hanger (T style) with an estimated cost of \$500,000. If approved, the estimated completion date for this project is the early part of 2005. This project, if approved by County

Council, will complement the 24 new hangars recently constructed. There are 25 individuals presently on the waiting list for hangar space.

A special thanks to Mr. Bryan Webb, District Engineer, SCDOT for his courtesy and professional support of LIBPA and Lady's Island. When LIBPA requested a study be conducted regarding the need for stop lights on the newly widened Sams Point Road he insured the studies were not only conducted but provided us with copies of the results. From these studies came the new "free flow" lane from Brickyard Point Road onto Sams Point Road. LIBPA has now requested consideration for removing the stop sign from the new lane and allowing the traffic to really flow freely onto Sams Point Road. Mr. Webb concurred with the request and has directed the removal of the stop sign.

A "well done" to the Greater Beaufort - Hilton Head Economic Development Partnership on developing a great informational web site www.bhheconomics.org regarding Beaufort.

Congratulations to Jennifer Bailey of Spectrum Graphics on her selection as Rotarian of the Year and recipient of the Paul Harris award for her community support.

Hargray expands service area on Lady's Island. Ms. Donna Martin, Director of Advertising and Public Relations for Hargray, reports that the initial response from businesses and residents to their recent arrival on Lady's Island has been very positive. The initial plan was to stop installation of the Hargray infrastructure at the Telfair community. However, after reviewing the favorable response the Board of Directors has approved the inclusion of Royal Pines in the first phase construction of infrastructure. Until further engineering planning is completed an estimate of when they will be able to offer their services to Royal Pines residents is not possible.

LIBPA web site is a hit with the community! Recently we asked Steve Thompson, of PC Web Services and gracious provider of the LIBPA web site, to determine an estimate of the number of visitors hosted by the site. The results were that on an average month 300 members of the community will visit the site. Approximately 2 of every 3 of our new members join via the web site. As an organization we are working hard to improve our ability to use this medium.

Lady's Island Elementary School:

As he and his staff at Lady's Island Elementary School get ready for the start of the school year on July 12th , Principal Terry Bennett has provided the following as items of information and possible interest to our members.

At the end of last year the school had 406 students consisting of 204 males and 202 females. The ethnic distribution was:

- 46.8 % White
- 42.9 % Black
- 7.9 % Hispanic
- 1.2 % Asian
- 1.2% Other

Lady's Island Elementary School is one of two schools in Beaufort County selected to share a South Carolina Department of Education grant of \$200,000 to support the expansion of an after school program for at-risk students.

A reminder to all parents of school children that the State annual tax free holiday for purchase of school supplies has been established as August 6, 7 and 8.

One Percent Sales and Use Tax:

Winding its way through the County Council is the proposed ordinance which would place the question of a Beaufort County one percent sales and use tax on the November ballot. If approved by the voters the tax would raise \$122,203,500 for a wide variety of projects. The tax would be in effect for not more than 5 calendar years beginning May 1, 2005. Prior to the election there will be a great deal of information coming from many sources regarding this question.

Projects located on Lady's Island and identified to be funded by this tax are:

- * \$5.8 million for multi-lane widening improvements to Lady's Island Drive (SC 802) with pathways from Sea Island Parkway (US 21) to Ribaut Road (US 21).
- * \$17.5 million for construction of a new parallel bridge to the McTeer Bridge on Lady's Island Drive (SC 802) across the Beaufort River.
- *Funding for paving and improvements to the following dirt roads:
 - Fiddler Road - Between Middle Road & Brickyard Point Road
 - Flycatcher Lane – Off Middle Road
 - Woods Lane - Off Middle Road
 - Chickadee Lane – Off Flycatcher Lane
 - Wood Duck Lane – Off Flycatcher Lane
 - Oxeye Lane – Off Marsh Hawk Drive
 - Johnson Landing Road – Off Brickyard Point Road

A project, not located on Lady's Island, but which would have a significant impact on traffic going to and from the direction of Hilton Head is a \$4.1 million project to widen SC 802 from SC 170 to SC 280. This project combined with a new parallel bridge and the widening of the Lady's Island Drive portion of SC 802 would provide a 4-lane road from the Broad River Bridge almost to St. Helena Island. If this becomes a reality, the need for the much discussed and often studied northern by-pass would be drastically reduced, if not eliminated.

Should LIBPA, as an Association, support the proposed tax? That question will be on the agenda for the LIBPA Board of Director's meeting to be held in the conference room at the Lady's Island Airport at 5:30 PM on July 28, 2004. The board meeting will be open to the public and especially to any member who desires to attend.

For our August meeting the Beaufort County Transportation Engineer will be our guest and will be prepared to discuss the merits and potential impact of the various proposed road project included in the proposed tax. We will also invite a representative of the Beaufort County Sales Tax Commission to discuss how the projects were selected.

Transportation Impact Fees:

The Beaufort County government, City of Beaufort and Town of Port Royal continue to struggle to reach a basic agreement regarding transportation impact fees for northern Beaufort County. The law requires that prior to charging such fees a study must be conducted to specifically identify those roads where future growth will cause problems. The following information, which represents only northern Beaufort County, was part of a recent study, jointly conducted by the Beaufort County Transportation Engineer and Beaufort County Planning Department, to determine which projects should and legally could be funded by transportation impact fees. The first part of the study was designed to project how much growth the area would experience and what would be the impact. Following are the results of that portion of the study.

2002 - 2025 POPULATION GROWTH				
	2002	2020	2025	Annual Growth Rate
Sheldon Township	4,116	5,594	5,594	1.8
Port Royal Island	44,563	59,914	63,752	1.7
St. Helena Township	9,486	17,700	19,754	4.3
Northern Beaufort County	67,486	101,389	109,866	2.5

PROJECTED GENERAL GROWTH				
	2004	2025	INCREASE	
Residential Households	32,274	45,334	13,060	
Total Employment	20,685	27,183	6,498	
Retail Employment	4,663	6,286	1,623	
School Attendance	16,200	21,939	5,739	
Vehicle Trips	163,044	278,518	115,474	

Growth Projection Summary: Between now and 2025 northern Beaufort County can expect the following:

- 35,600 additional people (a 50% increase)
- 13,335 additional housing units (a 42% increase)
- 2.75 million square feet of additional nonresidential floor area (a 30% increase)
- 5,739 additional students for our schools
- 6,498 new jobs
- 115,474 additional vehicle trips over our roads

This data was fed into a transportation computer program designed specifically for Beaufort County. The program included all previously programmed projects such as the widening of US 21 on St. Helena. The results indicated that 5 sections of roads are already so overloaded with traffic from past growth that the solution for these areas cannot legally use impact fees. Solutions to these existing problems must be addressed by either state funding or the proposed 1% sales tax. These existing problem areas are:

- SC 802 (Lady's Island Drive) from Ribaut Road to US 21 on Lady's Island
- US 21 (St. Helena Island) from Chowan Creek Bridge to Harbor River Bridge
- US 21 Business (Woods Memorial Bridge) from Bay Street to Meridian Road
- US 21 Business (Boundary St) from Ribaut Road to Hamar Street
- Intersection of Ribaut Road at East Paris Avenue

Having defined today's problem areas the computer program then projected the following roadway segments as being likely to fail between now and 2025:

- US 21 from Harbor River Bridge to Fripp Island.
- SC 802 from Ribaut Rd to US 21 (Lady's Island)
- US 21 Business (Woods Memorial Bridge) from Bay St to SC 802 (Lady's Island)
- US 21 (Boundary Street) from SC 170 to Hamar Street
- Bellamy Curve (Boundary Street at Carteret Street)
- Bay Street from West Street to US 21 Business (Carteret Street)
- Joe Frazier Road from Broad River Road to Possum Hill Road
- Broad River Road in the vicinity of Joe Frazier Road
- US 17 from Gardens Corner to the Colleton County line.

Possible solutions to these future problems were developed by the county transportation engineer. The county and municipal planning commissions together reviewed the proposed solutions and recommended that the County Council, Beaufort City Council and the Town of Port Royal Council approve the following projects for 100% funding support by impact fees with the projected construction date shown in parenthesis. Admittedly, these projects do not solve every problem caused by future growth, but were deemed the most realistic solutions to the transportation problems caused by future growth. The estimated cost for these projects is approximately \$17 million and depending on a variety of factors would require an impact fee of \$700-\$900 per new house.

- Resurface Ribaut Road plus additional improvements (2006)
- Improve intersection of SC 802/ Midtown Avenue (2007)
- Boundary St. connectivity plan implementation and capacity improvement (2009)
- Future stoplights, if justified, at the following intersections SC 280 at Broad River, Grober Hill, and Mink Point (2010),
- Sams Point Road at Brickyard Point Road/ Holly Hall Road (2010) and Shanklin Road at Laurel Bay Road (2012)
- Lady's Island By-pass US 21/S.C. 802 (2012)
- Frontage roads and back access roadways along Robert Small Parkway (2015).

Hopefully, the information in this article will be of assistance to our members in understanding the origin of projects presently being considered for funding support by transportation impact fees.

