

## LIBPA June 2004 Newsletter

### Island Notes:

A **Special Welcome** to Mrs. Bobbie Jo Santus owner of the Quizno's franchise for the Beaufort area. She has announced her intention to establish a Quizno's restaurant on Lady's Island this year. Quizno's, with restaurants throughout the world, specializes in sandwiches and is known for its hot toasted subs, soups and salads and recently introduced a very popular flat bread type of sandwich.

**Apology!** Last month in reporting that LIBPA member Stan Ard was in the process of enlarging the building for his Lady's Island Feed and Seed we managed to misspell his last name and incorrectly listed his business as Sea Island Feed and Seed. Sorry Stan, we'll try harder and appreciate your understanding and sense of humor.

**Welcome News!** At one time the plan was to do away with the Lady's Island Convenience or Drop Off Center located off of Highway 21 on the road to the airport. This plan was based on the fact that a new and modern convenience center was planned for construction on St. Helena. However, even with the St. Helena Convenience Center now being available the increasing number of residents using the Lady's Island site indicated that sufficient need existed to justify its continued existence. Accordingly, \$545,000 is being budgeted in the 2004 Capital Improvements Plan for a modernization project which will require the site to be temporarily closed but when reopened will be able to operate with increased efficiency.

**Going out of business!** Ray and Julie Gregg, owners and operators of Island Outfitters, have decided to close the doors on their business. They are in the process of having a final "close out" sale. Julie indicates they hope someone will purchase the facilities and open a similar business. Island Outfitters has been a familiar business in the community for a numbers of years and will be especially missed by our hunters and fishermen. We wish Ray and Julie all of the best in their future endeavors.

### How Long Will It Take To Sell My House?: by Jerry Marlow, BIC, Coldwell Bankers Keyserling Realty

Every realtor is frequently faced with the question of predicting how long it will take to sell a clients home once it is placed on the market. Recognizing that the amount of time a house will remain on the market is a result of many factors (location, age, condition) the following data is provided to show the correlation between price range and the time on market necessary to sell a home. The data provided is for northern Beaufort County except Fripp and Harbor Island and shows a comparison to Lady's Island. The data reflects the period May 30, 2003 to May 21, 2004.

Price Range	NBC Total Sales	LI Total Sales	NBC Average DOM	LI Average DOM
\$50,000 to \$99,000	103	8	103	70
\$100,000 to \$149,000	271	79	67	63
\$150,000 to \$199,999	179	93	79	64
\$200,000 to \$249,999	85	30	108	59
\$250,000 to \$299,999	61	35	135	128
\$300,000 to \$349,999	38	17	159	66
\$350,000 to \$399,999	29	14	196	105

\$400,000 to \$499,999	15	4	188	121
\$500,000 to \$549,999	9	2	324	654
\$550,000 to \$599,999	5	2	123	104
\$600,000 to \$649,000	3	1	145	69
\$650,000 to \$699,999	2	0	248	NA
\$700,000 to \$749,000	2	1	288	180
\$750,000 to \$799,999	3	1	139	171
\$800,000 to \$849,999	2	0	136	NA
\$850,000 to \$899,999	1	1	284	284
\$900,000 to \$999,999	0	0	NA	NA
\$1,000,000 and up	7	4	292	228
NBC- Northern Beaufort County, LI- Lady's Island, AVG-Average, DOM- Days on Market.				

Fully understanding that figures lie and liars figure the data appears to indicate that the quality of life, to include the availability of quality public and private schools, offered on Lady's Island would tend to reduce the average time necessary for a home to remain on the market. Also the data appears to support the realtor's adage that the higher the asking price, the fewer the available buyers and the longer the house will remain on the market.

#### 2004 Planning:

The following items of interest to Lady's Island residents are scheduled to be considered by County Council in the following month:

*Transportation Impact Fees:* This is a complicated ordinance which is long overdue for northern Beaufort County. A similar ordinance has been in existence for a good number of years in southern Beaufort County. The concept is relatively simple – each developer pays an appropriate amount for each house or commercial building to offset the impact on roads of the added vehicles which the addition of that building will generate. The devil is in the details. Specifically which projects should be paid for by impact fees and how much is fair for each builder to pay? For Lady's Island, included in the list of projects to be funded by impact fees is a by pass of the Highway 21/ Highway 802 intersection for the traffic from the McTeer Bridge going in the direction of St. Helena. The projected cost of this project is \$1.8 million. This ordinance is presently in the drafting stage at planning commission level. The planning commissions of the county, city of Beaufort and Port Royal are working together to provide a unified ordinance agreeable to all three governmental organizations.

*Planned Unit Developments.* When the new planned unit development (PUD) ordinance was being drafted the question arose as to the status of existing PUD's previously approved but on which no action had been taken to develop. Since the infrastructure (roads, schools, parks, sewer) for the developments must be planned for and build by public funding, what is a reasonable time for these projects to be allowed to remain undeveloped? On the other hand, we as a county are struggling to build sufficient infrastructure to keep up with the existing rapid rate of growth. The proposed ordinance would require that by the year January 1, 2010 these older PUD'S (approved prior to 1999) have either 50% of their lots platted and recorded or completed 50 % of the utilities and infrastructure for the entire project. For

those PUD's deemed "low-impact" developments which develop less than 25 residential dwellings per year or less than 10,000 square feet of commercial development the entire project must be completed by January 1, 2010. If a developer desires not to develop by this date alternatives such development agreements are available. If this ordinance becomes law there are only two PUD's on Lady's Island which would appear to be affected. The Greenheath project on the 98 acres next to the Coosa Elementary School (approved for 314 residential units) and The Village (35 acres approved for 200 residential units) located on property between Sams Point Road and Sunset Boulevard. This ordinance should be considered by county council along with public hearings in June.

*Airport Overlay District.* An Air Installation Compatible Use Zone (AICUZ) is a outline or footprint of the effects and potential effects of the operation of aircraft near the runway of military air facilities. The last such map was established for the Marine Corps Air Station in 1994. Since that time the 2 Navy Atlantic Fleet F/A-18 squadrons (24 aircraft) have arrived which resulted in increased aircraft operations. To evaluate the specific effect in regard to noise a study and analysis was conducted and completed in 2003. As to the effect on Lady's Island of the new airport overlay district versus the old AICUZ map there is very minimal change in the footprint or amount of property affected in comparison to the previous AICUZ map. All of the property in question is on the northern part of the island along the end of Brickyard Point Road. The ordinance to establish the new district will be considered by council along with public hearings in June or July.

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### **Parks, Planning and Lady's Island**

Since 1997 there have been county plans, in various forms, to build a park on Lady's Island. The comprehensive plan indicated that, based on the standard criteria of 5 acres of park for every 1000 residents, Lady's Island should have 2 community parks of approximately 25 acres each. The problem is that with the popularity of Lady's Island as a place to live, combined with the ever diminishing amount of available property there is no cheap or even moderately priced land available. In spite of serious efforts on the part of the county, our elected representatives and LIBPA there has been no real progress to locate sufficient property for a park on Lady's Island.

In 2001 \$400,000 was borrowed to initiate the process to build a park on Lady's Island followed by an additional \$700,000 scheduled to be made available in the 2004 county Capital Improvements Plan. The new county administrator, Mr. Gary Kubic, recently reviewed the plan and correctly recommended that the County not borrow additional money until the land for the park has been purchased or at least identified and the community provided an opportunity to have input as to the nature of the park. For example, with the large number of families with children on the island should there be an emphasis on sports fields (soccer, little league, ect.)? If this is true, should we not work with the school district or private schools to co-locate such fields? Perhaps, divide the park into two sites. In addition, Mr. Kubic has indicated that when the decision to purchase the land and build the park is made, the long term cost of operating and maintaining the park should also be identified to ensure that both the taxpayers and county council know the real long term cost of such a project. It is difficult to disagree with this rational. LIBPA fully supports Mr. Kubic's professional approach to both the financial and planning aspects in this matter. His recommendation to postpone the borrowing of money in 2004 for a Lady's Island community park was approved by the county planning commission which recommended that county council also approve it.

Thus the search for 25 undeveloped acres, centrally located and reasonably priced, will continue. In southern Beaufort County when large tracts of land went from rural to residential as part of annexation, agreements were struck for the contributions of property for both schools and parks. The location of parks and schools in the vicinity of future residential communities was a win-win type of agreement for the municipality, the county and the developer. This is not the case on Lady's Island which is in the last stages of development with an ever decreasing amount of available land and ever increasing prices for the remaining available land. It would be nice if a there was a private contribution of land for a park on the island. However, the probability is that the property will have to be purchased at market value and the longer such purchase is delayed the more expensive it will become.

LIBPA will continue to support the development of both Crystal Lake as a passive park and a separate community park. The residents of Lady's Island have been most patient and understanding regarding

the development of parks in other parts of the county. However, with a growing population similar in size to the city of Beaufort combined with a thriving commercial center it is time for adequate recreational facilities for the Lady's Island community to become a reality.

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### **Grass, Medians, Sidewalks and Sams Point Road:**

The newly widened Sams Point Road is working great. The expanded home business district zoning which allows limited commercial activities along the newly widened road is promoting not only new business but renovation of the older homes. The new sidewalks are very popular and are being used by many of the island residents. With so many things working well we are faced with an old problem – who cuts the grass?

The majority of the sidewalks are directly in front of either a home or business and these individuals, with a few exceptions, have been extremely conscientious about cutting the grass. The question has arisen that if an adjoining property is not developed and belongs to an absentee owner can you, the adjoining property owner, cut that grass. Since the sidewalk and the property immediately adjacent to it belong to the Department of Transportation as part of an easement the answer is yes you may cut it, according to Mr. Wendell Mulligan, the DOT Public Works Director. DOT has neither the personnel nor the equipment to keep the grass cut to residential standards. Thus, it is up to us as a community.

As to the medians, a special thanks to Mr. Mulligan, for taking the initiative to cut the grass on the medians as soon as they were accepted from the contractor. There was a delay in the transfer due to small technical problems with the medians which have been corrected but is the reason the grass reached the height it did. Even with SCDOT owning the medians the truth is that SCDOT does not have the capability to keep the medians to the standards desired by the community. Thus LIBPA, led by Bob Stoothoff, Bill Rice and landscape architect Brad Hill, are guiding the process to allow LIBPA to accept responsibility of the medians. Brad has contributed his professional talent to develop specific, practical landscape designs for each median along with determining the cost of the initial planting. We are presently searching for business sponsors to financially adopt the medians in regard to both the original planting and annual routine maintenance. In this regard, three of the five medians have already been adopted by island businesses. If you are interested in your business adopting a median please contact Bob Stoothoff (522-3969) for details. At the present time it would appear, for a variety of reasons, that the earliest LIBPA could or should accept the medians is this fall. Thus, we will continue to work with Mr. Mulligan of SCDOT to keep the medians as presentable as possible over the summer.

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### **The Ongoing Saga of the Post Office Boxes**

Bob Gross of the Beaufort Group, representing LIBPA, has been attempting to obtain a logical reason for Lady's Island recent loss of post office boxes. In response to Bob's query to the Postmaster General, a reply from Mr. Jesus Galvez, Assistant District Manager of the South Georgia District provided the following explanation along with a copy of the regulation:

“Enclosed is a copy of page 10 from the Standard Operating Procedures for CPU's (Contract Postal Units) regarding “Post Office Box Service”. It states “A CPU should not provide Post Office box service. Providing this service at a CPU location makes a commitment to the customer as to the availability of a delivery service. This commitment can have an adverse effect on the flexibility of relocating or closing the CPU if there should be a change in market conditions.”

In addition, the regulation states that not only may a CPU not provide official Post Office box service it may not provide “commercial mail receiving (private mailbox) services.”

Thus one is left with the conclusion that to avoid the appearance of making a commitment to the residents of Lady's Island that the existing post office boxes, which had been in service for the past few years, would continue to be available and to avoid an adverse effect on the flexibility of Postal Service to relocate the contract postal unit, the solution was to take them away. Now the existing contract postal unit, located in the Paper Company, is in compliance with regulations. The only requirement to achieve this status was to deny the 11,000 residents of Lady's Island convenient post office mail boxes.

*Editor's Note: A special thanks to LIBPA member Bob Gross for his representation of LIBPA in our efforts to obtain the return the post office box service to the island or to get an official U. S. Post Office on the Island. Also, it must be pointed out that this problem has nothing to do with LIBPA members Jean and Karl Kendall who operate the present Lady's Island contract postal unit as part of their business "The Paper Company". As recent arrivals to the island, new business owners and new LIBPA members we wish them every success.*

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**Thanks Lady's Island:** by H. Quinton Chapman

As the manager of the contract postal unit on Lady's Island during the period 1996 to April 2004 I and my family had the privilege and pleasure of serving the residents, business owners and professionals of the island. I want to take this opportunity to publicly thank each of you for your patronage and support in making it a success. Both Terrea Parker, the major contributor to the success of the unit, and I wish to say we enjoyed serving the postal patrons on Lady's Island.

As a businessman in the Beaufort community for over 30 years I have no problem that a fellow businessman on Lady's Island submitted a commercially competitive bid for operation of the unit and subsequently was awarded the contract. That is the American way and I wish them the best of luck. I do regret that the Postal Service chose to no longer offer a dedicated building for the operation or continue with the availability of postal mail boxes. That would appear to be a reduction in the level of service for the fastest growing area in northern Beaufort County.

Some of you have asked why I did not bid on the contract. The answer is that we were not advised the postal service wished to close the existing unit, negotiate a new contract, or close the postal rental boxes. We were offered an opportunity to bid on an alternate site to be located on Sams Point Road. After being assured by representatives of the contracting and purchasing section of the Postal Service the new site would have no effect on our existing contract, we declined to bid. However, based on our large volume of business we recognized an alternate site would provide an increased level of service to Lady's Island and in that regard supported an additional site.

To our surprise the contract was awarded for an alternate site, not on Sams Point Road, but less than two miles from our location and without postal rental boxes. Our rental box holders were advised the service was being cancelled and we were directed to terminate operations effective April 20, 2004.

The loss of the rental boxes resulted in a combination of inconvenience and cost to our customers. As publicly stated, the official reason for the removal of the postal rental boxes was to allow compliance with regulations and not an effort to increase the usage of rental boxes at other, less convenient locations. I am told the Beaufort Post Office did apply for an increase in status (level 21 to level 22) and was granted the increase until a subsequent audit reversed the increase based on a ruling that the Lady's Island postal boxes could not be included in the justification. Honestly, I would hate to think this has any bearing on the decision to remove the boxes. In that same line, I strongly support the upgrading of any of our Post Offices.

Do we miss having the opportunity to continue serving our former customers on Lady's Island? Absolutely! Do we wish that better communications had existed between us and the Postal Service in regard to the details of the contract which resulted in the closing of our unit? Without question. Does Lady's Island have sufficient population to justify a full service postal unit or post office? The volume of business which we enjoyed would so indicate. Finally, even though I am no longer actively operating a business on the island I do intend to continue as a member of LIBPA and offer my services in the association's efforts to obtain adequate postal service for Lady's Island. Again, thank you for your support of our efforts in our contract postal unit and our very best wishes to Karl and Jean Kendall of the Paper Company with the new contract postal unit.

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### **Redevelopment District Becomes A Reality:**

County Council, with a unanimous vote, recently approved the establishment of a redevelopment district for most of the residential property surrounding the Village Center. To accomplish this required rezoning 67 properties from rural to community preservation. The next step was to establish a special district with specific regulations designed to promote residential growth. These new regulations allow increased flexibility in designing residential projects and a simplified, quicker permitting process. What is the desired result of having a redevelopment district? Hopefully, developers will be willing to invest in these areas in the form of residential projects. With new residential projects in this area the value of the undeveloped property and the existing homes will increase to the benefit of the present owners. From a community standpoint the district will promote housing near the Village Center which will evolve into a community in which its residents can walk to schools, stores, churches and services. This takes traffic off of our already overloaded roads. Is this an idealistic dream? Perhaps so, but we will never know unless we try. There were 263 homes build on Lady's Island in 2003 and not a single one in the area near the Village Center.

The members of the LIBPA sponsored Community Preservation Committee deserve a special thanks for the many hours they dedicated over the last two years to make the Lady's Island Redevelopment District a reality. Potential developers desiring specific information regarding this project should contact (470-2725) Ms. Delores Fraiser, Deputy Director, Beaufort County Planning Department.

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### **A Good Neighbor:**

In every neighborhood or community there is an individual that goes that extra step to be a good neighbor. By their actions they make our community a better place to live, work and raise our children. The corporate or business community is no different. One such corporate neighbor is Lady's Island Publix which consistently goes the extra mile to support our community. The store's manager and LIBPA member Bobby Burnett is the driving force behind many of the generous Publix contributions to the Lady's Island community. It is Publix and their employees that pick up the trash along the newly widened portion of Sams Point Road as part of the county "Adopt a Highway" program. The recent generous corporate contribution by Publix of \$161,000 to the Beaufort County 2004 United Way fund drive will allow many community projects to continue. It was the Publix store manager who during one of the past hurricane evacuations gave the keys to the store to the fire department with authorization to use such items as the firemen might require. These were large, very visible contributions but Bobby and Publix have quietly and with great generosity supported community events ranging from school fund drives to LIBPA sponsored "Taste of Lady's Island". We in LIBPA and the Lady's Island community in general appreciate the many contributions made by all of our business community. However, at this time we would like to simply say thanks to Bobby and Publix for being our good neighbor.

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### **Longevity Fitness Professionals Relocates:**

The Longevity Fitness Professionals has recently moved from the Oakwood Plaza to the new business complex on Robin Road. Owned and operated by Ms. Linda Talley, R.N., P. T. and Ms. Troy Dean, P. T (winner of the 1993 Ms. South Carolina state body builder competition) they offer fitness training programs specifically designed for each individual combined with private "one on one" sessions. After approximately 4 private individual training sessions (\$22/session) the fitness center is available (\$38/month) on an unscheduled basis. The average private session is one hour in length. Their hours of operation are 8 AM to 1 PM and 4 PM to 7 PM, Monday through Friday.

Ms. Dean states that the majority of their business falls within the 40 to 80 age range and they specialize in rehabilitation programs. There is no contract required to participate in their programs. For additional information regarding Longevity Fitness Professionals please call 522-1080.

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### **Lady's Island Elementary Finishes A Great School Year:**

Reaching the end of a successful school year, Lady's Island Elementary School Principal and LIBPA member Terry Bennett would like to share the following "good news" regarding the school and its accomplishments during the 2003-2004 school year.

- Received a "Good" on the State Report Card.
- Is the first Arts Infused Elementary School in Beaufort County.
- Was the state winner of the 2004 Psychologically Healthy Workplace for the Small Not for Profit Business Category.
- Is one of only two schools in the district deregulated from the state.
- Only elementary school in Beaufort County to offer full time dance and drama.
- Provides students the opportunity to participate in four artist in resident programs.
- Insured all fourth and fifth graders had access to and use of a personal palm pilot.
- Has a total population, including pre-kindergarten of over 400 students. Over 160 of these selected LIES as their "school of choice"
- Saw the completion of construction for a new cafeteria, stage, restrooms and from the old cafeteria three newly renovated classrooms for dance, music and drama.
- Received over \$15,000 in grants.
- Established a Latino Night, a Hispanic Girl Scout program and employed a full time ESOL (English for Speakers of Other Languages) teacher to better assimilate a growing Hispanic population.
- Is privileged to have a teaching staff with over 75% having their masters degree and 2 having attained national certification.
- Received great support from a wide variety of Lady's Island business partners and the weekly volunteers from the Lady's Island/St. Helena Fire Department.

*Editor's Note: As this school year draws to an end allow those of us in LIBPA to express our appreciation and admiration for the magnificent job the teachers and staff of our schools, both public and private, on Lady's Island do each and every day. May you have a well-deserved pause this summer.*

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## **LIBPA AFTER HOURS**

**Held in the Professional Village Circle**

**(Behind Sonic)**

**THURSDAY, JUNE 17TH AT 6PM**

**Meet your fellow LIBPA Members.**

**Get acquainted with their businesses.**

**Enjoy refreshments as you meander from business to business**

**Each business will have a raffle.**

**# 5 - Lady's Island Dental Clinic**

**#10 - Sea Island Endodontics**

**#18 - Coastal Physical & Hand Therapy**

**#30 - Lady's Island Medical Associate**

**EVENING OF ENJOYMENT FOR ALL!**

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