
LIBPA November 2004 Newsletter

LIBPA Membership Drive Report: by Jane Hincer, Membership

Last year LIBPA was privileged to join 50 new members. That was an all time LIBPA high for gaining new members in a single year. This year, to date, we have joined 32 new members. Our present membership consists of 149 businesses and 66 residential memberships. A special thanks to each of our members for your promotion of our organization and encouragement to your neighbors and business associates to join us. We continue to visit new businesses and provide complementary newsletters to potential members. If you have any suggestions as to how we can improve our membership efforts or get the word out better, please tell one of the members of the board.

Election of LIBPA 2005 Officers:

At our November meeting the following slate of officers will be submitted to the membership for consideration as the organization's officers for 2005.

President – Ken Bush

Vice President – Bob Stoothoff

Treasurer – Stephanie Bost

Secretary – Bill Cody

Naturally, additional nominations will be accepted from the membership at the time of the election.

Golf Courses and Lady's Island:

Is it possible to have too many golf courses in a community? A true golfer will quickly tell you that having too many golf courses available in his or her community is impossible, only too few hours in the day to play on them. The owners of golf courses will point out that the operation of a golf course is a very expensive business and there does exist a minimum number of customers necessary to operate a profitable business. The developers of residential communities will point out that a golf course can be a significant part of their marketing plan but will increase the cost of the individual home. Thus, the question arises of how many golf courses are capable of being financially viable for a community such as Lady's Island and the surrounding area. Just as important, is the taste of today's potential homebuyer changing and is the existence of a community golf course a valid selling point?

At the present time, on Lady's Island, are the following golf courses:

Country Club of Beaufort, which is located in the Pleasant Point community, was built in 1970 and designed by Russell Breeden. This is mainly a flat course with large, undulating greens and wide fairways. It is a semi-private club and has an open guest policy. Approximately 30,000 rounds of golf will be played annually on this course. Green fees fall in the \$25 to \$50 range.

Lady's Island Country Club, a semi private club, offers two 18-hole golf courses. The Pines Course, located in the Royal Pines community, is Beaufort's oldest golf club being established in the late 1960's by Lt. Colonel and Mrs. Rodgers as part of their development of the community. Later, Colonel Rodgers and his wife Edie, would develop the Marsh Course along with additional residential units. Under new ownership both of these courses have been the subject of major improvements. The Marsh Course is a private, member's only course and has been lengthened and redesigned by Gary Player to include Bermuda fairways and greens. The Pines has been restored to championship tournament condition by adding 22 sand bunkers, elevated tee boxes and Champion Bermuda greens. Green fees for the public to play the Pines Course are \$35.

Secession Golf Club is a private club built in 1991 and designed by Bruce Devlin. Located off of Islands Causeway the 18-hole course is 7100 yards in length. Golf Week magazine selected Secession as one of the top 50 golf courses in the United States for three consecutive years (1997/8/9). Green fees are \$180 per round and guest must be accompanied by a member.

South Carolina National Golf Club, opened in 1986 and located on Cat Island, is a semi-private club and was recently purchased by the Fripp Company. Designed by George Cobb the 18-hole layout takes full advantage of Cat Island's densely wooded interior. Golf fees are \$50 per round.

Naturally, the courses at Fripp and Dataw are within easy traveling distance but being within gated communities are not open to the general public. The golf course at Parris Island does allow members of the public to play on its course under certain conditions. As a community, we are extremely lucky to have the availability of so many golf courses and LIBPA will continue to support their promotion as a tourist attraction for the area.

However, the most recent major residential developments on Lady's Island (Coosa Point and Celadon) do not include golf courses but do offer expanded club facilities such as swimming pools, tennis courts and similar amenities. Certainly, it is up to the individual developer of future residential communities on Lady's Island, but the signs would appear to indicate that sufficient golf courses are presently available to meet the needs of the existing and foreseeable future market.

New Restaurant Now Open On Lady's Island: By Bob Stoothoff

Scheduled to open its doors in November is Barbara Jean's, the latest addition to the restaurants of Lady's Island. Located adjacent to the Sea Island Presbyterian Church on Lady's Island Drive, it will be the fourth in a family chain of restaurants. The original Barbara Jean's was opened in March, 1998 on St. Simon's Island, Georgia. The founders were Jim and Barbara Jean Barta, who had completed a successful career as restaurant operators in the Washington, DC area. Specializing in seafood, they quickly gained a reputation for quality food with one of their customer's favorite being their crab cakes. The restaurant's popularity resulted in a second restaurant in Ponte Veda, Florida, near Jacksonville. Later, a third restaurant was opened near Amelia Island.

The menu at the Lady's Island Barbara Jean's Restaurant will offer seafood including their well known crab cakes that has received favorable recognition by "Southern Living". In addition to the seafood items will be "veggie sides", salads, sandwiches and soups to round out the menu.

The appearance of the restaurant located under the live oak canopy with a wrap around porch is in keeping with the low country architectural standards desired in the Village Center. The restaurant will offer a full service bar and is capable of seating 120 patrons. Present plans are to open daily for lunch at 11:00 AM and continuing throughout the day until 9:00 PM except for Friday and Saturday when they will remain open until 10:00 PM.

To ensure a smooth opening and operation Howard Graham, Vice President and Partner in Barbara Jean's, has brought with him four experienced permanent managers. John Childs will be the General Manager. Terry Godwin, Bill



Bruce, and Kyle Pratt will be the managers rounding out their management team. These new residents to the area will join Howard and his wife, Lisa and their three sons who presently reside in Royal Pines but are in the process of building a house in Coosaw Point.

To all of the Barbara Jean's team and their families we offer a special welcome to Lady's Island and wish them every success.

Quizno's Coming To Lady's Island:

Bobbi Jo Santus, owner of the Quizno's franchise for the Beaufort area has announced that Lady's Island will be the site of her first store. To be located in the space next to Video Warehouse (same building) on Sams Point Road, the restaurant will offer a variety of sandwiches and is known for its hot toasted subs, soups and salads. In addition, Quizno's has recently introduced a very popular flat bread type of sandwich. Ms. Santus indicates she hopes to open the doors of the new restaurant in January 2005.



The Dollar Connection ~ A New lady's Island Business:

LIBPA member Sharon Dwyer has recently opened The Dollar Connection in the Oaks (Food Lion) Shopping Center. The new store will offer a wide variety of products with the guiding rule being that all items are priced at one dollar. The store is located next to the last space in the shopping center. Sharon indicates that the focus of the store will be to provide customers with economical choices on a wide variety of merchandise combined with friendly, personal service. The inventory is personally selected by Sharon to meet the needs of low country residents. Co-managers Beth Goddard and Louise Larch will direct the daily operations of the store. Hours of operations will be 10 AM to 8 PM, Monday through Saturday. Each Sunday the store will be open from 11 AM to 6 PM.

LIBPA welcomes Sharon and The Dollar Connection to the island, thanks her for investing in Lady's Island and wishes her every success.

Island Notes:

Relocation - Christ Center of Lady's Island United Pentecostal Church, which was previously located on Middle Road, has moved to 206 Sea Island Parkway adjacent to The Front Porch in the Tidewatch complex. LIBPA member, Pastor Jim Thomas indicates services will be held each Sunday at 10:30 with additional services on Wednesday at 7 PM and Friday evening at 6 PM.

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 Lucy Creek 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.

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 Home Town Realty.

Thanks - To the law firm of Kimmerling and Smith for taking advantage of the expanded home business district concept by renovating one of the existing homes along Sams Point Road as the site for their new offices.

Congratulations - To Mrs. Deborah Smith, a fifth grade teacher at Lady's Island Elementary School, on being selected to receive the Milken Family Foundation National Educator Award. She was nominated by LIES Principal Terry Bennett in recognition of her contribution to both the classroom and the community. The award consists of a check for \$25,000 and an all expense paid trip to Washington DC to attend a leadership conference.

Eckerd's To Stay - Last April, J. C. Penny, the parent company of Eckerd Drugs, sold the Eckerd chain of stores to CVS Corporation and the Jean Coutu Group, Inc, a Canadian company. The new owners have confirmed that the Eckerd's store on Lady's Island will remain and continue to be called Eckerd's. However, they indicate the decision as to whether to stay in the Winn Dixie Shopping Center or build a separate store on the island has not been made.

Subway To Move - The Subway restaurant in the Oaks/Food Lion Shopping Center is moving to the last unit on the end, next to the new Dollar Connection, in the same shopping center. It is a larger unit and will allow additional seating and the opportunity to modernize the store. The new location is under renovation at this time.

A Good Neighbor - The landscaping company, Blades has volunteered to provide the maintenance for the last two grass medians on Sams Point Road as their contribution to the community. The other three have business sponsors who will, in the future, provide landscaping and maintenance. A special thank

you to Blades for their contribution to keeping Lady's Island a special place.

Rumor of the Day - The rumor continues to arise that an out patient nursing facility will locate on Lady's Island in the future.

2004, A Good Year For Real Estate: By Jerry Marlow, BIC Coldwell Banker/Keyserling Real Estate

If the first 3 quarters of 2004 are any indication, 2004 is going to be a great year for the real estate market north of the Broad River in Beaufort County. Following is the data for the first 3 quarters of this year compared to last year.

Area	Volume					
	(millions)		Units		Average Price	
	2003	2004	2003	2004	2003	2004
Beaufort	\$14.0	\$16.0 (+15%)	36	57 (+58%)	\$387,708	\$281,365 (- 27%)
Mossy Oaks	\$9.5	\$11.9 (+25%)	62	68 (+10%)	\$152,865	\$174,281 (+14%)
Port Royal	\$11.1	\$13.5 (+22%)	78	89 (+17%)	\$145,419	\$151,579 (+4%)
Burton	\$27.6	\$32.8 (+19%)	164	177 (+8%)	\$168,312	\$185,335 (+10%)
Lady's Island	\$50.6	\$58.0 (+15%)	228	246 (+8%)	\$222,065	\$235,855 (+6%)
St. Helena	\$9.5	\$8.8 (- 8%)	44	32 (-27%)	\$215,582	\$273,598 (+27%)
NWB*	\$1.0	\$0.9 (- 5%)	6	9 (+50%)	\$161,478	\$102,007 (+5%)
Total	\$123.2	\$141.8 (+15%)	616	678 (+10%)	\$199,960	\$209,258 (+5%)

*NWB = North of Whale Branch

The data indicated in the above chart includes all residential properties (single family homes, condominiums, town homes, manufactured and mobile homes). Lady's Island continues to lead the way in sales volume and number of units. The median price of homes sold on Lady's Island is \$193,000 versus \$165,750 in 2003 or an increase of 16%.

Interim School Report To The Community:

Recently, the school district invited LIBPA to provide a representative on the community steering committee working with a consultant to determine the future educational facility requirements of Beaufort County. Jim Hicks, who represents Lady's Island on the Planning Commission, was selected to be our representative on the committee. The report is not due to be completed until January, 2005. The consultant, Dejong Inc, which is an educational planning firm, has published a draft study based on the data received to date. This article is provided to share some of the highlights of the study. The schools in Beaufort County, north of the Broad River, are divided into the Battery Creek cluster and the Beaufort cluster. Following is a look at the past and present student enrollment compared to the existing capacity for schools in the Beaufort cluster, which includes Lady's Island.

STUDENT POPULATION VERSUS CAPACITY			
SCHOOL	ENROLLMENT CAPACITY	1994/5	2004/5
Beaufort High	1,324	1,143	1,629
Beaufort Middle	816	0	604
Lady's Island Middle School	897	1,147	716
Beaufort Elementary	532	588	392
Coosa Elementary	540	0	645
Lady's Island Elementary	420	597	404
Mossy Oaks Elementary	477	512	447
Port Royal Elementary	332	89	344

St. Helena Elementary	476	750	367
St. Helena Learning Center	236	0	227
TOTAL	6,050	4,826	5,765

The study projects that the increase in the 2014 Beaufort County student enrollment from today's enrollment will be as follows and in the grades indicated.

PROJECTED COUNTY STUDENT GROWTH						
AREA	PRE-K	K - 5	6 -12	9 - 12	SPECIAL ED	TOTAL
SOUTHERN	+51	+1,598	+1,206	+1,470	+99	+4,423
NORTHERN	+131	+1,362	+446	+456	+86	+2,481

The numbers speak for themselves. The projected population growth south of the Broad River will be more than double that anticipated in northern Beaufort County and both will exceed the past rate of growth. A comparison of the projected student growth to the capacity of existing schools in northern Beaufort County indicates that additional capacity for the following number of students will be needed in 2014.

FUTURE FACILITY REQUIREMENTS	
GRADE	CAPACITY SHORTAGE
Elementary School (PreK-5)	770 students
Middle School (6-8)	375 students
High School (9-12)	687 students
Total Projected Capacity Shortage	1,082 students

What has not been determined to date, is where these additional students will be located and where the new schools to accommodate them should be constructed. It should be remembered that this is a study in progress and the data contained in this article is subject to refinement before the final results are published in January 2005. On December 2, 2004 at 7 PM, in the cafeteria at the Beaufort High School on Lady's Island, the results, alternatives and recommendations of the study will be presented to the public, with an opportunity for public comment. Please put it on your calendar and try to attend. It is important to our community and our county.

Lady's Island Pre-School and Child Care:

A recent study indicated that in 1960, 30 percent of mothers worked outside the home. By 1999, that number had risen to 72 percent. Today, 60 percent of working families with children under age 5 pay for licensed childcare. An additional 25 % utilize extended members of the family (grandparents, sisters, aunts) for their childcare needs. The need for quality, affordable childcare is a reality in today's world. Nationwide, licensed child care facilities employ 2.8 million people, more than are employed by public secondary schools.

Families on Lady's Island are offered a variety of types of commercial preschool and childcare. The prices vary from place to place but for general planning purposes, figure approximately \$85 per week. Following is a brief overview of the commercial preschool and childcare available on our island.

Hobbit Hill Too Preschool, owned and operated by LIBPA member Shannon Erickson, located on Rue Du Bois just off of Lady's Island Drive, offers a full range of services ranging from infant care to pre-kindergarten and after school care on a year round basis. Their niche is that in addition to full daily care and hot meals an educational and developmentally appropriate curriculum is provided for all ages. The facility has a maximum capacity of 31 infants and 95 children. As a general rule, Hobbit Hill Too operates at approximately 99% of capacity and offers full and part-time attendance. For information regarding current class vacancies or other information call Shannon at 986-1090 or stop by and visit.

Beaufort Academy Preschool is strictly a preschool for children 3 through 5 years of age. After school

care for their students is available. Their facility can accommodate 60 children and as a general rule operates at 99% of capacity. For information regarding class vacancies or other information call Ms. Kristi Black, Director of Lower School at Beaufort Academy at 524-3393.

E. C. Montessori School, located on Sams Point Road as part of the Celadon Community, accepts children from 18 months to 6 years of age. It is strictly a preschool with a world-recognized method of teaching children. The academic portion of the school follows a regular school year and offers a variety of types of camps in the summer. Having completed a major renovation and expansion of the facilities, the school is now capable of serving 119 students. At the present time, 72 students are enrolled and the school has plans for additional classes in the future. After school care is provided for their students until 5:30 PM. For additional information call Ms. Terri Powell at 525-1141 or stop by and visit.

Beaufort Montessori School, located on Sams Point Road at the intersection of Miller Road, owned and operated by LIBPA member Linda Peters, is strictly a preschool for children ages 2 through 6. Linda conducts one class each school year and always has a full waiting list, years in advance. (522-2063)

Sea Island Presbyterian School, located at 81 Lady's Island Drive, offers a half-day (morning) preschool for children ages 2 to 4 and is open to the general public. The school curriculum is designed by the age of the child in that it is 2 days a week for children 2 years of age, 3 days a week for children 3 years of age and 5 days a week for children 4 years of age. There is no after school care available. At the present time there are 120 students enrolled and the school is near capacity. For additional information regarding the school please call 525-1983.

LIBPA is very conscious of the fact that childcare and preschool facilities provide a necessary service to our community. Just as our community is privileged to have good schools, we also need centrally located, high quality childcare and preschool facilities. To encourage the thoughtful placement of such facilities LIBPA has promoted the zoning authorization of such facilities in the Village Center, the Professional Office District (Lady's Island Drive) and the Neighborhood Activity Center. Child care facilities may request approval in the Expanded Home Business District along Sams Point Road but it is designated as a limited use, meaning that a very careful look would be taken as to the affect such businesses would have on surrounding homes. As one of the fastest growing areas in northern Beaufort County, it is only a matter of time until our population will require additional childcare and preschool facilities.

LIBPA ANNUAL OYSTER ROAST
(Don't Forget Your Knife)
Tuesday, December 7th, 6pm
At The Sheriff's Camp

Bring Your Favorite Covered Dish
LIBPA Will Provide:
Oysters, Hot Dogs, Chili
Beer, Wine, soda

Please Come and Join the Fun

2004 Annual Membership Drive September - November:

Each year the Lady's Island Business and Professional Association extends a special invitation for membership to the residents and businesses on Lady's Island. You are eligible to be a member, if you live on Lady's Island, work on Lady's Island or simply care about the future of Lady's Island. You should consider membership if you desire to stay informed about what is happening or going to happen on our island and want to have a voice in the direction our community is going.

WHAT HAS IT ACCOMPLISHED? LIBPA continues to maintain an active community information web site (www.libpa.org), publishes a monthly newsletter, conducts a monthly meeting with guest speakers of community interest, sponsored the present zoning for Lady's Island, monitors all request for new developments, sponsored standardized zoning between the county and the City of Beaufort, published a Lady's Island business pamphlet, worked with DOT and the contractor for the successful widening of Sams Point Road, sponsored the establishment of a redevelopment district for the area adjacent to the Village Center, sponsored the inclusion of a 4 lane bridge and the widening of Lady's Island Drive as part of the 1% Sales Tax referendum.

WHAT ARE LIBPA'S PRESENT PROJECTS? Promote the construction of a third elementary school,

the construction of a park on Lady's Island and continue providing assistance to new businesses desiring to establish a presence on Lady's Island.

WHAT DOES MEMBERSHIP COST AND HOW DO I JOIN? During the membership drive new member's fee is only \$35 and will include both your 2004 and 2005 dues. YOU CAN JOIN BY FILLING OUT OUR [ON-LINE FORM](#) AND RETURNING IT WITH YOUR MEMBERSHIP FEE OR JOIN THROUGH OUR WEB SITE AND WE WILL BILL YOU.
