

## LIBPA October 2004 Newsletter

### From The President:

In this intense political period leading up to the November election I wanted to take this opportunity to urge all of our members and the Lady's Island community to vote. As our members know, the Lady's Island Business and Professional Association is a nonpartisan organization in the sense that it will not support or oppose any political party or candidate. However, we have in the past and will continue in the future to oppose actions that are deemed not in the best interest of Lady's Island. In that same line, we do publicly support and actively promote actions that are deemed to be in the best interest of the island. LIBPA does organize, promote and fund events designed to provide the residents of Lady Island an opportunity to be better informed about the local issues involved in all elections. We work closely with the Chamber of Commerce to complement and not conflict with their efforts in this area.

Rest assured that with your continued support, LIBPA will continue to strive to establish and maintain a positive relationship with all of our elected representatives. As an organization, we always prefer to work with elected officials to promote the best interest of Lady's Island.

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**FROM THE EDITOR:** LIBPA invited each of the candidates for the District 124 seat in the South Carolina House of Representatives (Ms. Catherine Ceips, Mr. Ben Schwartz) and the candidates for Mayor of Beaufort (Mr. Bill Rauch, Mr. Billy Keyserling, Mr. Peter White) to provide an article for this month's newsletter. In the case of the Mayor's race, we requested the candidate address his vision for the role of Lady's Island in the future of Beaufort. For those seeking the District 124 seat no specific subject was requested. We sincerely appreciate each of the candidates sharing their opinions with our members.

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### OPEN LETTER TO Lady's ISLAND VOTERS: By Ben Schwartz - South Carolina House District 124 Candidate

I would like to take this opportunity to tell you about myself, why I am running for office, my position on key issues, and my overall platform. I moved to Beaufort County in December, 1999, with my wife, Ashley. I am a real estate broker and work statewide with private clients and investors. My wife, Ashley, owns and operates Horizon Yoga and Pilates which is located at the Lady's Island Marina, and which will celebrate its second anniversary in February, 2005. We are both from Charlotte, North Carolina and met in 1993 while studying primates on Morgan Island.

I am a member of the Northern Beaufort County Democratic Club and the co-founder of the Beaufort County Young Democrats. After talking with Democrats, Republicans and Independents about the current situation in District 124 and through South Carolina, I was encouraged to file for this seat. The issues that need a top priority focus are well funded public schools, affordable health insurance for individuals and small businesses, a stimulation of high tech job growth, increasing the protection of our environment and bringing back home our fair share of funds from Columbia, so that we do not have to have unnecessary tax increases to maintain a modern infrastructure.

If elected, I will work hard to see that our schools receive proper funding and encourage every school to partner up with local corporations to help improve business and technology awareness from an early age. I believe technical colleges will play a vital role in helping our young folks identify a career path with earnings potential. I would also work hard to promote statewide mental health awareness programs, and make sure the state has adequate public safety.

As for the 1% sales tax, all the proposed projects would improve the overall quality of life for our citizens. However, I hear serious concern over South of the Broad receiving the majority of the benefit. There are also concerns that St. Helena Island is not receiving direct benefits in the community from this tax. I would prefer that Columbia provide the funds, but we must accept the reality that this will not happen in the near future.

If you place your confidence in me, I will work hard for all citizens, will be accessible, and will engage in non-partisan politics. I look forward to the upcoming forum. God bless our county, our state, and our nation.

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### **THANKS FOR CARING FOR OUR COMMUNITY: By Catherine Ceips - Candidate for District 124, South Carolina House of Representatives**

During the last two years, while serving as the District 124 representative in the South Carolina House of Representatives, I have had the pleasure of meeting and working with a group of very special individuals. These are our neighbors who volunteer their time and talent in support of a wide variety of community projects. Their work is accomplished as individuals and as members of organizations such as the Lady's Island Business and Professional Association and the Chamber of Commerce. Regardless of the organization, they are actively seeking solutions to the challenges faced by our community.

As your representative I have learned the limitations of what can be accomplished by the state and federal government. At the same time, I have been so proud of our communities' willingness to tackle issues that can and often must be addressed at a local level. Although there remains a great deal to be done, we have every right to be proud of what we have accomplished, working together to solve the many challenges we face as the fastest growing county in South Carolina. To each of you who participated in our efforts to improve our schools, build an adequate infrastructure; protect our steams and environment and the many other similar projects ' Thank You! I sincerely appreciate your efforts to keep Beaufort the very special place in which we are privileged to live. I look forward to the forthcoming candidate's forum and the opportunity to discuss the issues, which together we will face in the future. As your representative, I hope that my record and service to District 124, merits your vote of continued support on November 2nd. Again, thank you for working with me these last two years, and for your personal contribution to our community.

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### **THE ROLE OF LADY'S ISLAND IN THE CITY OF BEAUFORT'S FUTURE: By Mayor Bill Rauch - Candidate for reelection**

The City of Beaufort and Lady's Island are neighbors. Accordingly there are many things the two jurisdictions should be doing in cooperation with one another for one another's mutual benefit, and increasingly the two have been doing just that. As with any neighbors, there will be initiatives that need simply to be handled at home, and when engaged in these the city and Lady's Island should be mindful of their neighbor's interests. As with neighbors, in general terms, what benefits one benefits the other. In the case of the city and Lady's Island, for example, a well-kept and vibrant Waterfront Park in Beaufort is good for Lady's Island. An active and well-run Performing Arts Center in Beaufort is likewise good for Lady's Island. Well-kept and unclogged city streets are good too. The same runs true for the historic downtown section of Beaufort as well as the historic district in general: when they are healthy Lady's Island is one of the beneficiaries.

Likewise, a strong shopping district, an attractive and safe airport, clean, safe and good schools, a junk-free Factory Creek, a strong fire department, open vistas, and well-kept residences on Lady's Island are all good for Beaufort. The leadership of Lady's Island and the city has worked hard to plan the shopping district and the area around it so that the zoning ordinances that govern the land use and architectural guidelines for that area are as consistent between the two jurisdictions as possible.

The spirit of working together on planning should continue, and the communication between the planning jurisdictions should not cease to be such that when one makes a change it should not be a surprise to the other, but instead one that the other will most likely share. Now together in their zoning ordinances, the two shouldn't drift apart. The two jurisdictions worked well together on the Woods Bridge Walkway and it should be a source of satisfaction to us all every time we see it used, as it seems it is increasingly every day. With this success behind us, and as an example for us, it is clearly in the mutual interests of the two jurisdictions that the Lady's Island pathways are built.

In the five years I have been mayor we have mended many fences. Growth-related disputes with Port Royal, Beaufort County and the Burton Fire District have been settled. Now we save money by sharing services with Port Royal and working together with Beaufort County on infrastructure improvements. We also cooperate much better with both the fire districts that serve our neighbors, and those departments reciprocate. We are all stronger and safer because of that cooperation. Recent shifts in the geopolitics of Beaufort County necessitate a new maturity in the way Beaufort, and all the municipalities, interrelate with one another, with the public service district leaderships and with the county leadership. Simply put, as fast as the northern part of Beaufort County is growing, the southern part of the county is growing faster. No jurisdiction -- not even Hilton Head Island -- is an island any more. If we are to keep the best of what we have, we must look forward and not backwards. And we must work together. Like any other two neighbors, so too with Lady's Island and the city: what benefits one benefits the other.

## **THE ROLE OF LADY'S ISLAND IN THE CITY OF BEAUFORT'S FUTURE: By Billy Keyserling, City Councilman, Candidate for Mayor**

Dear Neighbors:

I can think of no greater honor than to be the Mayor of my hometown. Let me also say that even though the residents of Lady's Island cannot participate in the mayoral election, they live in Greater 'Beaufort' and are impacted by actions of our city government, and this is why I am writing to you.

While the Broad River separates two different parts of Beaufort County, The Beaufort River ties residents of Lady's Island to the residents of the City of Beaufort. As Mayor I will do all I can to keep us working together as one community.

My vision sees the river as a seamless border between complementary residential and business interests. Thanks to the new walkway on the Woods Bridge, Bay Street commerce will one day cross to shops and services within the Lady's Island Village Center and neighborhoods on Lady's Island have safer pedestrian access to the City.

When one looks at the residential lifestyles in the city and those on Lady's Island, one sees that they are complementary. If one agrees that the City and Lady's Island are a mixture of similar and complementary neighborhoods with similar interests and our commercial districts are growing together, it seems the real question is how we work together to most efficiently provide services to everyone who lives in Greater 'Beaufort.' Today, we have already begun the hard work to make this vision a reality:

If the residents of Lady's Island want increased 'municipal services,' I believe they can be better served by working with the City of Beaufort in the same way Beaufort cooperates with the Town of Port Royal.

There are an increasing number of areas where we have joined together to provide joint and/or coordinated services to save their taxpayers money and improve the quality of services. I am speaking specifically of our joint fire department arrangement where cutting administrative costs allowed us to have more firefighters. We have also launched a joint recycling program which promises to do a better job than uncoordinated private contractors while saving dollars. I feel certain the success of these joint initiatives will lead to more efficient service delivery for the residents of both municipalities and provide a great model for more cooperative ventures between us.

As the population center shifts to faster growing areas South of the Broad River, it is important that those on this side work more closely and cooperatively to address our common concerns. We must strengthen the common bonds that connect Beaufort and Port Royal to the Islands and Northern Beaufort County to share a common vision focused on maintaining our unique home town character while making room for the inevitable growth. As Mayor that will be my vision and I pledge to do my very best to bring people together rather than allow us to be divided by superficial issues, arbitrary political boundaries and turf wars.

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## **THE ROLE OF LADY'S ISLAND IN BEAUFORT'S FUTURE: By Peter K. White - Candidate for Mayor**

Hello to the Lady's Island Business and Professional Association and the citizens of Lady's Island. My name is Peter K. White and I am a candidate for Mayor of Beaufort. I would like to start by thanking LIBPA for the opportunity to introduce myself and give everyone an idea of my vision for 'The Role of Lady's Island in Beaufort's Future'.

I think what is important here, to me, if elected Mayor is to establish a strong, honest working relationship with Lady's Island and to make sure that relationship is maintained. This means working together with County Council, County staff, County employees, City staff and City employees. Working together on issues and ideas to me is the key to harmony in both Lady's Island and Beaufort's future.

Establishing and maintaining an economic base is also an important issue. As well, as properly maintaining annexed property.

Many of you may know that my wife, Rose, and I make our living in tourism with our carriage company Southern Rose Buggy Tours. We enjoy showing and explaining Beaufort's history as well as working outside with the Lowcountry's guest. We send all of our carriage riders to the Islands to explore and use their many services, restaurants and shops. In the future, I see Lady's Island growing in tourism related businesses and look forward to helping any way I can in management and ideas that come with it.

Because of a lack of knowledge of past meetings, proposals and ideas exchanged between Lady's Island, Beaufort and County Council I still have a lot of homework to do. I am anxious to be on the same page as soon as possible. When this is accomplished and if I'm elected, I promise I will do everything in my power as well as in my heart to work closely with LIBPA and the citizens of Lady's Island so as to forge a long lasting relationship that will include a good quality of life and prosperity for us all."

I look forward to meeting you all.

## LADY'S ISLAND REAL ESTATE LEADERS: By Jerry Marlow, BIC Coldwell Banker/Keyserling Real Estate

What is the most popular place to live on Lady's Island? Naturally, each homeowner and prospective homeowner has their personal opinion. However, the following data would indicate that of the total Island real estate market, the Royal Pines and Telfair communities will see more new homeowners each year than all of the other leading areas on Lady's Island combined. In the following data, which is designed to show the number of residential units sold and their combined value, it should be noted that all value is provided in millions and the 2004 data represents only to September 23rd of this year. The data is derived from the sales reported through the Multiple Listing Services of the Beaufort County Association of Realtors.

Area	2001		2002		2003		2004	
	Units	Value	Units	Value	Units	Value	Units	Value
Royal Pines	63	\$10.4	54	\$9.4	55	\$10.5	39	\$8.1
Sunset Bluff3	3	\$1.0	9	\$2.3	14	\$6.4	8	\$1.5
Coosaw Point	0	\$0.0	1	\$0.3	3	\$1.4	4	\$2.0
Pleasant Point	14	\$3.8	15	\$3.8	9	\$2.6	10	\$2.4
Magnolia Court	16	\$1.9	21	\$2.5	12	\$1.7	6	\$0.8
Telfair/Rosewalk	48	\$7.1	52	\$7.8	60	\$9.3	30	\$5.2
New Point	7	\$3.6	8	\$2.9	6	\$2.1	4	\$1.5
Cat Island	10	\$3.5	12	\$5.0	12	\$5.5	6	\$3.0
Marsh Harbor	8	\$0.8	3	\$0.4	11	\$1.5	1	\$0.2
Walling Grove	7	\$2.1	4	\$1.2	8	\$2.5	10	\$3.5
Christine Place	12	\$2.1	12	\$2.2	8	\$1.6	3	\$0.6

It is fully recognized that a key factor in sales of residential real estate is availability. The existence of over 900 homes in the Royal Pines and Telfair/Rosewalk communities explains a great deal of why they play such a significant role in the Lady's Island real estate market.

## WHAT ARE THOSE UGLY GREEN BUILDINGS?

Recently, there appeared on the side of the causeway leading to the Wood's Memorial Bridge a green, metal shed. Since the shed is located on the Department of Transportation right of way a quick check with Wendell Mulligan DOT Public Works Officer determined that the shed contains a U. S. Geological Survey storm water monitoring station. The purpose of the station is to determine the effectiveness of the two types of storm water treatment systems installed along Highway 21 and also Sams Point Road in the recent road widening projects. Beaufort County has purchased a vacuum truck specifically designed to clean these systems. As a joint DOT and USGS project the water will be tested and monitored for a period of 6 months. As part of this project 2 additional green metal/monitoring stations will be installed. One on the opposite side of the causeway from the present one and one at the intersection of Sams Point Road and Factory Creek Road. The Sams Point Road station will monitor the storm water entering Factory Creek.

The sheds are not the most attractive things but the effort to insure we are not polluting our surrounding waterways is well worth the sight for 6 months. At the end of the project, the sheds will disappear and the storm water treatment systems will have received an in depth evaluation. A good deal by anyone's standards and definitely in the best interest of our community.

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## NEW DEVELOPMENT FOR VILLAGE CENTER?:

The Community Preservation Committee recently reviewed conceptual plans for development of the property adjacent to the Lady's Landing apartment complex on Sunset Boulevard. The property is approximately 5 acres in size and planning is presently underway for development of 4 residential homes along Factory Creek and a professional office on the second row. A conservation easement would be placed on the rear portion of the property to insure that it would never be developed. After insuring the proposed development would complement the adjacent Lady's Landing complex, the committee voted to support the plan. It will now be considered by the County Planning Department. As always, LIBPA appreciates the opportunity to review potential new developments on the island, to provide comment and when appropriate support through the permitting process.

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## Crystal Lake To Become A Park

County Council is in the process of granting final approval for the purchase of the 4.36 acres on which Butler Marine is located on Lady's Island Drive. This is a major step toward making Crystal Lake, located behind the property, into a 12-acre passive park for residents of Lady's Island. The park will offer walking trails and public use of the lake.

A little history behind this project is in order. In 1999, while the LIBPA Community Preservation Planning Committee was drafting the zoning for the Village Center, the idea of using Crystal Lake as a passive park was developed. Jane Frederick, Pat Harvey Palmer and Merritt Patterson became the champions of the park and even developed a slide show to demonstrate what a great idea it would be. Almost everyone agreed it was a good idea but the lake belonged to 4 individuals who had purchased it as an investment and there were no available funds with which to buy it. At that time, Dick Stewart of 303 Associates quietly and without fanfare managed to purchase the property as a potential gift to the Lady's Island community. Even with the lake as a gift, there was no access to the lake from Lady's Island Drive. Bob Stoothoff, as a representative of LIBPA, accepted the challenge of working with the Beaufort Open Land Trust to obtain funding for additional property to provide public access. Finally, LIBPA requested that representatives of the Trust for Public Land, which recommends property for purchase with the land conservations funds, consider supporting the Crystal Lake project. Mark Generales, Lady's Island County Council representative has been a strong supporter of this project from start to finish.

As a result of the combined efforts of many individuals and organizations, County Council is in the process of authorizing the Trust for Public Land to purchase the Butler Marine property for \$1.25 million with the funds designated for land conservation. To allow time for Butler Marine to relocate, the county can lease the property to them for up to 3 years. The lease agreement would charge Butler Marine \$2000 a month the first year, \$2500 the second year and \$3000 a month the third year. While waiting for Butler Marine to relocate, the Beaufort County Parks and Recreation Department will design the park and budget the necessary construction and maintenance funding in their capital improvements program. The Crystal Lake Park won't happen tomorrow, but it will happen.

Thanks to a lot of people.

### **New Signs For Lady's Island:**

Thanks to the efforts of LIBPA members Pat Harvey Palmer and Frank Bailey plus the generosity of some of our business members, Lady's Island will soon have two new signs welcoming arrivals to our island. We lost the "Welcome to Lady's Island" sign previously located near the Wood's Memorial Bridge due to the construction involved in the widening of Highway 21. The other similar sign located near the McTeer Bridge was recently taken down to be patched up and found to be beyond help. LIBPA members Frank and Jennifer Bailey of Spectrum Graphics designed and will install the two new signs. The one near the McTeer Bridge is already in place and looks great. The one near the Wood's Memorial Bridge will take a little longer due to the necessity of coordinating with the City of Beaufort and the Department of Transportation. There are no other sources of funding to support this project and without the signs visitors have no way of identifying our island. The board of directors voted to allocate the necessary \$3200 of LIBPA reserve funds for the project. This expenditure is projected to leave approximately \$1700 at year-end as a contingency reserve.

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### **LIBPA REPRESENTED ON SCHOOL STEERING COMMITTEE:**

Last June the Beaufort County School District hired the educational planning firm of DeJong Inc. to identify additional facilities necessary to meet future student growth. To date, the firm has collected data regarding the capability of existing facilities and information on which to base future student growth projections. Two steering committees have been formed (one for northern Beaufort County, one for southern Beaufort County) to assist in the evaluation of the data and participation of the communities in the project. Each committee consists of 16 district employees, a school board member and 12 members of the community. The Lady's Island Business and Professional Association was invited to provide a representative to the steering committee. Jim Hicks, Lady's Island representative to the Beaufort County Planning Commission, will serve on the committee as the LIBPA representative. LIBPA member Jim Bequett was also invited to serve as a member from the Lady's Island community. This project, to identify future educational facility requirements, is scheduled to be completed in January 2005.

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### **New Owners Of Shopping Center:**

CBL & Associates which owned and managed the Winn Dixie shopping center on Lady's Island report they have recently sold a majority interest in the property. The sale involved 70 other properties in the south eastern United States. The new majority owners are Galileo, Inc. of Australia. CBL will continue to be the on site manager for the properties. Plans for the renovation of the shopping center remain in effect.

A special thanks to Ken Burnett, Vice President of CBL for providing this information.

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### **Lady's Island Notes:**

**Worth a Visit.** A visit to the Habitat for Humanity Restore is well worth your time. Located in the former site of 'The Shed' in Port Royal the variety of items range from doors to washing machines and the prices are great.

**Congratulations!** Beaufort County Council recently gave special recognition to LIBPA member Charlie Schriener for his long public service as a member of the Lady's Island/St. Helena Fire Commission. Replacing Charlie on the commission is another LIBPA member Gordon Bowers.

**THE PERMANENT TRAILER?** U. S. Group is the construction company that did such a great job of widening Sams Point Road. When they finished the road they started the bridge project over Johnson Creek leading to Hunting Island and continued to use the trailer located on DOT property at the intersection of Robin Road and Sams Point Road. Greg Cook, the regional manager of U. S. Group, indicates they intend to move it to their next job but there is not a specific time for the move.

**WELCOME BB&T!** The new BB&T bank on Lady's Island Drive has recently opened its doors for business. They will have an official 'grand opening' on October 21. The new bank offers a full array of services including commercial and small business banking, checking and savings accounts, personal and mortgage loans and investment services. Eric Lowman, BB&T Senior Vice President invites Lady's Island residents and members of the business community to visit their new facility.

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### **2004 Spirit Award Nominations Requested:**

Each year LIBPA presents the Lady's Island Spirit Award to the individual or business, who through their actions have significantly contributed to making the island a better place to live, work and raise our children. Past recipients have included State Representative Edie Rodgers, U. S. Group, Publix and Dr. Bruce Pratt DVM. The award is given either at our November or January meeting.

If you know an individual or business who deserves consideration for this special recognition, please pass the information to Jim Hicks or any member of the Board of Directors.

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### **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](http://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.

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### **2005 LIBPA Officers:**

For your consideration the LIBPA nominating committee has recommended the following slate of officers for 2005.

**President - Ken Bush**

**Vice President - Bob Stoothoff**

**Treasurer - Stephanie Bost**

**Secretary - Bill Cody**

The election will be conducted at the November meeting. Naturally, additional nominations will be accepted at that time from the general membership. Changes to the 2005 Board of Directors consist of Robert McFee replacing Carrol Crowther as transportation representative. Robert is the Resident Construction Engineer, S. C. Department Of Transportation for Beaufort and Jasper County and a Lady's Island resident.

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