



December 2005 Newsletter

LIBPA Annual Oyster Roast:

DATE: TUESDAY, DECEMBER 13TH | TIME: 6 PM | PLACE: SHERIFF'S CAMP CHOWAN CREEK BLUFF

(Take Highway 21 south, go right on Chowan Creek Bluff towards Lady's Island Elementary – last right on Lady's Island before Chowan Creek. Camp is ½ mile past the school on the left)

Bring your oyster knife and a covered dish.

LIBPA provides: oysters, chili, hot dogs, beer, wine & sodas.

This is always a good evening. Please consider inviting a potential member to attend with you.

For any further information call Pat at 522-0066.

REMINDER ~ There will be no meeting in December!

Island Notes:

The Island Square (Winn Dixie) Shopping Center is in the final stages of changing ownership. The new owner has, very reasonably, requested that he be allowed to make the announcement of the new ownership and his plans for the shopping center. Having said that, he hopes to have his business in the Winn Dixie facility by April. This is a good move for Lady's island.

Winner of the "Squeaky Wheel" Award for November – LIBPA Vice President Bob Stoothoff, who took the lead in getting rid of the junk car abandoned on Sams Point Road and getting the light bulbs replaced for the 15 inoperative street lights on Carolyn Drive (Yoman's Drive south to the Beaufort High School football stadium). Thanks Bob, for all you (and Cindy) do for the community.

A "well done" to Wade Martin of Martin's Landscaping for the great job he did on the Sams Point Road median just before the Brickyard Point/Holly Hall intersection. It is really first class and looks great. The only median available for sponsorship is the one in front of Beaufort Academy. If you are interested in sponsoring that median call Bob Stoothoff (522-3969).

The 2005 Grinch Award goes to the individuals who stole Wade Martin's business signs from the Sam's Point Road median which he had just landscaped. LIBPA will replace the signs and to the thieves – "bah, humbug".

To Mr. Mike Shuman, Executive Director, Beaufort Marine Institute, Mr. Otis Green and all of the young men of BMI who recently conducted a holiday "clean up" on both sides of the 4 lane portion of Sams Point Road, a special thank you for your gift to the Lady's Island community. It looks so much better.

Howard Bayne, LIBPA member and President of MilSpec and Low Country Wavelength has added another service available to residents of Lady's Island at his store in the Food Lion Shopping Center. Hargray has authorized MilSpec to serve as their agent on Lady's Island and as such can enroll new customers for all Hargray services and also serve as a payment center for Hargray accounts.

We extend our sympathy to Paul and Meredith Trask on the tragic death of their son Leith Paul Task III, as the result of a car accident.

Wanted: Replacement Sponsor For Sams Point Road:

Over the last few years, the Lady's Island PUBLIX and its employees have served as the organization that participated in the Adopt-A-Highway Program for the 4 lane portion of Sams Point Road. This is the program that allows organizations to adopt a portion of a road for purposes of periodically conducting a "community type clean up". Starting in 2006 PUBLIX has announced that it will contribute to the community in other ways than the Adopt-A-Highway Program. Thus, starting in January 2006 the portion of Sams Point Road that was recently widened will be available for adoption by another organization.

The majority of the road in question is cared for by the home and business owners. The only areas that would need more than casual attention by the adopting organization or organizations is the property which is undeveloped and there is a very limited amount of this type. All equipment (trash bags, safety vest) necessary for support of the program is provided by the Keep Beaufort County Beautiful program. At the present time we have civic organizations, churches and school organizations active in this program on Lady's Island. If your club or organization would be interested in adopting or joining with another organization to adopt the widened portion of Sams Point Road please contact LIBPA member Bob Stoothoff (522-3969) or Veronica Miller (470-6416), coordinator of the Keep Beaufort County Beautiful. Naturally, your organization would be recognized for its contribution by having its name placed on the Keep America Beautiful signs along the adopted portion of the road.

Abandoned Cars On Your Property?:

For the last couple of months travelers on Sams Point Road have noticed a car parked on the undeveloped property opposite the Lady's Island Conference Center. The longer the vehicle remained the more it deteriorated in appearance. Finally, its windows were broken out and the car vandalized. It evolved from being an abandoned vehicle to an eyesore and finally with help from the Sheriff's Department was removed. This incident begs the question "Who is responsible for abandoned or junk vehicles"?

It turns out that if a vehicle is abandoned beside the road, on the government right of way, the city or county law enforcement officers will check to make sure the vehicle is not stolen and then notify one of the registered towing companies, who will move the vehicle to their individual storage compound.

However, if you wake up one morning and have an abandoned vehicle on your property - it is your responsibility. If you do nothing, you can be cited by the County Codes Enforcement Department and given 90 days to get rid of the vehicle. The correct thing to do is call the Sheriff's Department, provide the vehicle identification number (VIN) with which they will insure it is not a stolen vehicle and provide you with an "event number". You may then call any local towing company, tell them your situation and provide them with the "event number". A representative of the towing company, at no charge, will remove the vehicle from your property.

So then what happens to the vehicle and who pays the towing charge? Each towing company has a storage compound where they store vehicles. They also have an established system of researching the ownership of the vehicle, notification of owners and procedures for collecting the storage and towing charges from the owner. If, after 90 days, the owner of the towing company can demonstrate reasonable effort and good faith in attempting to notify the owner and collect storage fees, without success, then a magistrate can direct the vehicle be sold at public auction with a portion of the proceeds going to pay the towing company bill. If the vehicle is in such bad shape that no one wants it, ownership can be awarded to the towing company which can expect a total of \$22 when it is sold for scrap metal.

In summary, if a vehicle is abandoned on your property call the Sheriff's Department (522-2777) report the situation, provide the VIN number and request an "event number". Then call a towing company, provide them the "event number" and request they remove the vehicle. If the junk vehicle is on someone else's property, has been there for what you believe is an unreasonable amount of time, call the Beaufort County Codes Enforcement Department (470-2597) and request they verify the situation and if deemed appropriate issue a citation for removal of the vehicle. Finally, if the junk vehicle is yours, located on your property and is an eyesore to the community you can be directed to either remove it or place it in a location not visible by the general public.

Editor's Note. A special thanks to Mr. Duke Dykeman, owner of Duke's Muffler and Towing Service for sharing his knowledge and experience for this article.

A Constellation of Items and Ideas:

Where is the only place on Lady's Island you can go early in the morning, get a cup of coffee and a sweet roll, pick up the morning newspaper and sit at a table on a porch where you can discuss the local, regional, national and world issues with old friends and new friends you are sure to meet? Where in the Beaufort area is the only establishment where you can purchase a unique gift for any age person from grandchild to grandparent? And, where must you go to see a fascinating display of gourmet foods, candies, home decorations, gifts, books, art work, low country souvenirs or distinctive and exclusive Christmas gifts? The answer to all three questions is The Newpoint Corners Store. The Store is owned by LIBPA member Terry Kelly who is an Ohio native that moved to the local community about three years ago. When the Newpoint Corners Store became available for purchase just over a year ago, Ms Kelly jumped at the opportunity to obtain the establishment because of the vision and plans she had for such an enterprise at its characteristic location. The Store has evolved from its original grocery store concept into a business with a plethora of remarkable and incomparable gifts along with necessary everyday items. Perhaps the best compliment about the Store is the consensus statement of the many out-of-town visitors that"I wish there was a store like this in my neighborhood".

Success has enabled Ms Kelly to expand the Store's product lines. She states, "Many of the ladies are pleased to know we now carry a complete line of Caldrea and Caren bath and beauty products". In addition, Ms Kelly has increased the collection of fashionable purses and handbags plus a number of exquisite jewelry items.

The philosophy subscribed to by Terry Kelly is to support the local economy. Accordingly, the large assortment of paintings, crafts, jewelry, cards and tiles are purchased from the many artisans in the area. Furthermore, the variety of books she has available about Beaufort or those describing the Low Country have a local origin.

The "Need to get a gift at the last minute" crowds are frequent shoppers at the Newpoint Corners Store. There is an array of articles from gift baskets and hostess gifts to cocktail and tea service items---all priced to fit within anyone's budget. The affable Ms Kelly and her friendly staff are always willing to make gift suggestions appropriate for any occasion.

"Neat" and "awesome" are descriptive words used by the many school age children who frequent the Store. However, most of the adults consider their shopping at the Corners Store to be a "wonderful experience".

Now is the time to view the novel, unusual and unique Christmas gifts on display. When you go it would behoove you to allow some extra time. Once in the ambience of the Corners Store the isles will beckon you to browse their wares. You no doubt will succumb and when you do you will come to realize why the Corners Store has developed the reputation of being"The fun neighborhood shop for any age customer".

Editor's Note: Articles of this nature are provided as a service to our members. If you would like to have your business considered for a similar article please contact LIBPA Secretary Bill Cody at billcody@islc.net.

Lady's Island - Annexation, Incorporation or Do Nothing:

At the November LIBPA meeting Mr. Lucas Paggett, who is a Charleston attorney with a great deal of experience in the area of incorporation and annexation, advised the residents of Lady's Island to either incorporate and become a city or join forces with the City of Beaufort as one municipality. He specifically recommended against doing nothing and hoping for the best. Following are answers to some of the most frequently asked question regarding incorporation or annexation of Lady's Island.

Can we legally become a municipality?

- Yes, recent changes in the state law would allow Lady's Island to apply to become a municipality. In the end, it would require an election on the subject.

If we became a municipality what about the property on Lady's Island already annexed into the City of Beaufort?

- It would stay in the City of Beaufort, there is no such thing as de-annexing.

If we desire to have the question of incorporation submitted to the voters of Lady's Island how many petition signatures are required?

- A petition to the Secretary of State with 15% of the qualified voters on Lady's Island or about 913 signatures is required, along with proof that Lady's Island meets all of the state requirements for incorporation.

What is required if we wanted to annex into the City of Beaufort?

- It would require a referendum with a majority of those voting on the issue in an election to support the annexation, followed by the City of Beaufort agreeing to the annexation.

What is so bad about staying a part of the county?

- Nothing, as long as it is part of a conscious and informed decision on the part of the residents of Lady's Island. The county government is designed to provide services to lightly populated areas, not urban areas. It is not going to, nor should it, provide a service for Lady's Island residents that it doesn't provide for the residents of Dale. Lady's Island is rapidly becoming an urban area. If we want urban services (street lights, trash pick up, street cleaning, and increased law enforcement) it will not come from the county.

Who pays for the cost of doing the studies and legal fees connected with applying for incorporation?

- The funds necessary for application for incorporation must be raised within the community.

What is the urgency to make a decision about incorporation now?

- It is about money. It remains to be proved that Lady's Island, with the businesses we presently have, can afford to support a separate government. With continued annexation of Lady's Island businesses, by the City of Beaufort, the future business tax base could be reduced to the point of making a new government financially impractical without excessive property taxes.

Could my business or home be annexed into the City of Beaufort without my permission?

- Yes, if it is connected by land or water to property already in the City of Beaufort. Under the so called "75/25" state law of annexation if 3 of your neighbors request to be annexed into the city, in theory, you as the remaining 25% or 4th piece of property could be annexed. The present Mayor of Beaufort has not chosen to use this approach to annexation.

Who knows what the next Mayor will do in this regard? If we became the City of Lady's Island what would it cost in taxes?

- No one really knows but it would not be free. As for property taxes the present property tax for a \$200,000 home in the City of Beaufort is \$587, in addition to county taxes.

What is LIBPA's position in regard to incorporation?

- Based on the recent LIBPA community surveys on the subject of incorporation, there does not appear to be a desire by a majority of the residents of Lady's Island to either incorporate or join the City of Beaufort. Accordingly, LIBPA will continue efforts through the newsletter, web site and public meetings to keep the residents of the community informed regarding these and other similar issues which affect our island. We will also monitor James Island efforts to incorporate under the provisions of the new state law on the subject.

Rural Business District Approved For Lady's Island:

A strip of Lady's Island property along one side of Sea Island Parkway in the Eustis community, just prior to crossing the Chowan Creek Bridge, has been rezoned effective November 28, 2005 from Rural to Rural Business District. Specifically, the rezoning begins at Sea Island Tile and continues along that side of the road until it reaches Paul Hayward Road. The owners of 2 intervening properties chose not to be rezoned and remain with a rural zoning. The new zoning will expand the types of businesses allowed in rural areas, provide increased flexibility in regard to size and design of commercial facilities and designate a specific area for commercial enterprises in the rural area.

On Lady's Island the Rural Business District encompasses 7 existing businesses or commercial facilities and a total of 13.5 acres. There is undeveloped property within the zone. This is worthy of note due to the provision in the zoning regulations that "the boundaries of a Rural Business District may only be extended if insufficient land exist within the existing Rural Business District boundaries to accommodate new development". This is particularly pertinent to the Eustis commercial area in that the community concurred with the establishment of the District only on the basis that it be limited to one side of the road and not be allowed to grow to the point of changing the general tone of the area from residential to commercial.

In addition to the Eustis Community, similar commercial districts were established in the Lobeco and Garden's Corner communities. Boundaries for the Garden's Corner area Rural Business District will not be established until the Department of Transportation determines the design for the planned transportation improvements in that area. For specific details regarding the Rural Business District in the Eustis Community please contact Rob Merchant, Beaufort County Long Range Planner (470-2722).

Equalization of Business License Fees:

A subject, being discussed by the members of Beaufort County Council, is to raise the county business license fees to a level similar to municipalities or to "equalize" the cost of county and municipal business licenses. The additional funds raised by this move could then be used to help fund the Greater Beaufort - Hilton Head Economic Development Partnership. When the County Business License ordinance was passed LIBPA accepted the accompanying justification that a logical need existed to identify and register businesses operating in the unincorporated portion of the county. It was not presented as a means to raise revenue.

That a source of revenue needs to be determined to fund the Economic Development Partnership's efforts to attract new businesses to Beaufort County is not questioned. To pass an ordinance for one reason and then change it into a fund raiser is simply wrong. It also diminishes the creditability of our county elected officials in a year which we, as a county, must search for additional revenue for roads and schools.

For obvious reasons, it is perfectly understandably that municipalities would support the "equalization" of business license fees. It would level the playing field in regard to attracting businesses. The unincorporated commercial portion of Lady's Island serves in many ways as an incubator for small businesses. Larger businesses which by their nature (real estate, banks, insurance) have a high gross which is not always reflective of their profit, choose Lady's Island to specifically avoid the higher municipal business license fee. Whether it be for road side stands or small businesses in the Expanded Home Business zone along Sams Point Road increased business license fees are a step in the wrong direction. We need to encourage such businesses, not make it more expensive for them to survive.

A special "thank you" to Lady's Island Councilman Mark Generales who, as Chairman of the Beaufort County Finance Committee, has opposed the concept of "equalization" of county/municipal business fees.

Planning For Crystal Lake Park:

In the forthcoming year, planning for the development of Crystal Lake Park will be accomplished. Since the land surrounding Crystal Lake was acquired through the Trust for Public Land, serving as an agent for the Beaufort County Rural and Critical Land Program, the oversight of planning and development of the lake will also be the responsibility of the Trust. The Hilton Head firm, Land Plan Partnership has been hired to do the actual planning of the park.

The reason a quick start in planning is possible is due to generous contributions to the Trust for the development of the park by each of the former owners of the recently purchased lake property. These contributions are sufficient to financially support the planning and to some degree the initial development of the park.

Although the park may be small in size, it does pose some large questions. For example, since the park property was purchased by funds from the Rural and Critical Land Program the law requires the park to be designed and utilized for "passive" recreation. What specific type of passive activities can be promoted in the park? Should Crystal Lake be considered as part of a Village Center storm water management system? Should there be a facility on the property and if so what type is appropriate and legal (library, an estuarium, a community meeting center)? Since planning for the park and planning for the Highway 802/21 connector (across the street from Crystal Lake) are being accomplished at the same time, can they complement each other in some way such as walking/biking trails or linear parks along the new connector road? The planning for Crystal Lake Park provides an excellent opportunity for comprehensive community planning versus just a park.

There are many individuals, organizations and groups who deserve special recognition for the fact that the park has reached this point. These include the following. The Lady's Island Community Preservation Committee which, in 1999, initiated the idea of developing Crystal Lake into a park. Merritt Patterson, who as one of the original promoters of the park, developed a slide show to visually present what the lake could be and served as the LIBPA spokesman in our efforts to sell the idea of a passive park. Councilman Dick Stewart, who purchased the lake and contributed it to the community. The members of County Council, who authorized the use of Rural and Critical Land funds to purchase the property surrounding the lake. The original property owners, who contributed so generously to the project. The neighbors on adjoining properties, which include St. Peter's Catholic Church and the Beaufort High School, who have been steady in their support of the park. Finally, a special thank you to the 12,000 residents of Lady's Island for your patience and support of the Crystal Lake Park project. It is not a reality yet – but it will be.

Two New Restaurants Planned For Lady's Island:

La Hacienda Restaurant. The former location of Bonkers in the Shopping Center, next to Eckerd's, is undergoing the final stages of renovation for a La Hacienda restaurant. An indication of how well La Hacienda restaurants are received by the dining public in Beaufort is the fact that this will be their third restaurant in the area (one next to Penny's, one on Highway 21 behind K Mart and the new Lady's Island restaurant).

San Jose Mexican Restaurant. The sign behind Walgreen's on Sams Point Road indicates a "San Jose Mexican Restaurant" coming soon. A check with the City of Beaufort indicates that a request to build a new restaurant on Lady's Island is nearing the final stages. It will be located on the undeveloped property behind Walgreen's, which was annexed into the City of Beaufort at the same time that the Walgreen's property was annexed. This will be an excellent opportunity for the City of Beaufort to demonstrate that it will hold new development in the annexed portion of Lady's Island to the same high standards of appearance and architecture as downtown Beaufort. Barbara Jean's Restaurant was an excellent example of high standards which were sensitive to the low country style and complemented the area. One specific request for the new restaurant, please no more ugly signs like the one at Walgreen's with the electric crawl line.

The La Hacienda Restaurants have an excellent reputation in Beaufort. There are other San Jose Mexican Restaurants in South Carolina to include one in Columbia which was recognized for the best Mexican style food in the city. We, in LIBPA, welcome both of these restaurants to Lady's Island and look forward to working with them.

Another LIBPA Benefit - Free Web Site Link:

Originally, the Board of Directors intended to provide a test link from a member's listing on the LIBPA web site to their individual website and after the first of the year (2006) charge a modest fee (\$20) for the service. However, after an analysis of the Association's financial status, a great membership drive and Steve Thompson, LIBPA web master, offering to contribute his support for the project, the decision was made to provide the link as a free benefit of membership.

Does the link really work? A good example is LIBPA member Everett Ballenger who has had 113 visitors go from his membership listing to his Ballenger Realty web site. LIBPA member and artist Laura Cody has had 65 visitors to her web site via her membership listing. The LIBPA web site recently welcomed its 4000th visitor.

Should you take advantage of this benefit of LIBPA membership? It cost nothing, provides good advertising and is a proven system. To take advantage of this benefit of LIBPA membership all you have to do is provide the LIBPA web master, Steve Thompson (thewebguy@earthlink.net) the address to your web site. If you don't have a web site and would like to discuss either a web site or a web page – contact Steve (521-4985) for details.

An Island In Transition: by Jim Hicks, Lady's Island Planning Commission Representative

As we near the end of another year it is appropriate to pause and review how well or poorly our island is coping with growth and what we might expect in the future. Some of the standard indicators used to gauge the intensity of this growth include building permits, real estate sales, business licenses, number of students attending public schools and the capacity of our roads. Following is a brief look at each of these as they currently apply to Lady's Island.

The amount of residential construction over the years has steadily increased, going from 102 new homes in 1995 to a projected 207 in 2005. However, there is a possibility that the number of new homes being built on the island may be nearing its peak. This is based simply on the fact that the island is running out of small parcels of land on which to build additional homes. The undeveloped land that does exist is getting so expensive that construction of moderate priced homes is almost impossible. Thus, the probability exist that within the next few years the number of new homes built on the island will peak and then start to decrease. This is not to say that construction of new homes will cease. Far from it, for within existing approved, planned unit developments (PUD's) there are enough home sites to support the market for new homes, in the high end of prices, for at least 10 years. The challenge is to attract a sufficient number of "high end" buyers to maintain the present rate of new housing construction.

Each year an ever increasing number of houses are sold on Lady's Island and 2005 will be no exception. Lady's Island will once again see the most houses sold of any area in Beaufort County, north of the Broad River. Any fear of a "housing bubble" seems unrealistic but it should be noted the median price of homes sold on Lady's Island in the last 12 months jumped 24% compared to all of Beaufort County which saw an 11% increase. Of more concern than a "housing bubble", is the shifting of the low and mid-range priced housing market away from Lady's Island to less expensive

housing in other locations. In the first 6 months of 2005 the average price of a house sold on Lady's Island was \$277,000. The Lady's Island real estate market would appear to be getting close to exceeding the "comfortable" price range for a large part of the market. When that imaginary price is passed, the potential buyer in the low and mid-range priced housing market will look for a less expensive home – elsewhere.

A check of the number and type of business licenses shows Lady's Island is the area of choice for an ever increasing number of professionals and professional services. At the present time, the leading types of businesses are in the construction or construction related fields followed closely by professional services such as lawyers, doctors, accountants and engineers. In the first year that business licenses were issued in the county Lady's Island had 220 businesses. As of August 2005 the number of businesses had grown to 441 or doubled in the short period of 5 years. This trend of an increasing number of businesses choosing Lady's Island as a home is not likely to change in the future unless there are significant negative changes in the manner in which the county taxes businesses or charges for businesses licenses.

As to the number of students attending public schools, consider the following. In 1998, in an effort to relieve overcrowding of our public schools, a new elementary school (Coosa Elementary) and a new high school (Beaufort High School) were built on Lady's Island increasing our student capacity by 1500 high school students and 540 elementary school students. Today, 7 years later, every public school on Lady's Island is either near or exceeding its capacity of students. If the decision by the School Board is not to build more schools on Lady's Island the only remaining solution to overcrowding would appear to be the shifting of students to other schools.

As to our roads, at the present time we are said to have sufficient capacity on Lady's Island to support what is called a level of service C or a reasonable comfortable flow of traffic. Without future increases in capacity (new bridge, 4 lane the rest of Sams Point Road, 4 lane Lady's Island Drive, the new Highway 21/802 connector road) by 2025 we will be at level of service F or one massive traffic jam.

In summary, due to being a great place to live, work and raise a family Lady's Island continues to enjoy a steady growth in population, real estate appreciation, an increasing number of businesses and an increasing number of children attending our schools. As can be seen by the factors presented in this article those things which makes Lady's Island such a great place are extremely complex and fragile. LIBPA is dedicated to preserving Lady's Island, as a special place, by seeking solutions to the challenges of growth before they reach the crisis stage. This is only possible with the support of our membership and the community.

Comparison of 2005 South Carolina Home Prices: by Jerry Marlow, BIC, Coldwell Banker/Keyerling Real Estate
The most expensive county in South Carolina to buy a home, during the first 9 months of 2005, was Beaufort with a median (50% above/50% below) price of \$206,000. The most expensive place in the county was the Hilton Head and Bluffton area with a median selling price of \$350,000. For the area north of the Broad River, Lady's Island was the most expensive place to buy a home with a median price of \$215,000. The state median home price was \$146,000. Following is a comparison of the different areas and median selling prices within the state.

AREA	MEDIAN PRICE	
	2004	2005
Aiken	\$123,000	\$132,000
Beaufort County	\$185,00	\$206,00
Lady's Island	\$193,000	\$215,000
Charleston	\$180,000	\$189,000
Cherokee County	\$70,000	\$82,000
Piedmont Region (Note 1)	\$137,000	\$143,000
Coastal Carolina (Myrtle Beach Area)	\$134,000	\$167,000
Columbia	\$109,000	\$131,000
Greenville	\$133,000	\$138,000
Greenwood	\$91,000	\$104,000
Hilton/Bluffton	\$346,000	\$350,000
Greater Pee Dee (Florence)	\$108,000	\$107,000

Spartanburg	\$105,000	\$114,000
Sumter/Clarendon County	\$110,000	\$114,000
State of South Carolina	\$135,000	\$146,000
Note 1: Rock Hill, Lancaster and Chester		

Within the state, the selling price of a home increased 8% from the previous year as compared to a 11% increase for Beaufort County. Homes on Lady's Island experienced a 24% increase in median selling price. In the Hilton Head/ Bluffton area, although the homes were the most expensive in the state, the median selling price rose only 1%. Regardless, of where you may live the data set forth in this article would indicate that owning your own home continues to be a very good investment. As we near the end of another year, allow me to take this opportunity to thank each of you for your support of Beaufort County Realtors.

New Church Planned For Lady's Island:

The United Methodist Church, District Headquarters located in Walterboro, S. C. recently received "special use" approval from the Zoning Board of Appeals to establish a church on a 10 acre parcel of property on Sams Point Road. The property is located just past the Brickyard Point / Holly Hall Road intersection on the left heading toward Royal Pines. Representatives of the church indicate that although long range plans include construction of a new facility the present plans are to renovate the large residential building located on the property to meet the near term needs of the church. It is anticipated the newly renovated facility will be available for services in 2006.

It is a compliment to the Lady's Island community that in the last 5 years 9 churches have been established on the island. We, in LIBPA, welcome the new United Methodist Church to the island.

Lady's Island Public School's Ethnic Distribution:

Following is a one day (August 19, 2005) picture of the ethnic distribution of students attending Lady's Island public schools.

Ethnicity	Elementary		Middle	High
	Coosa	Lady's Island	Lady's Island	Beaufort
African-American	22.1%	40.6%	63.7%	47.8%
American Indian	0.0%	0.5%	0.4%	0.3%
Asian	0.9%	0.7%	0.5%	0.6%
Hawaiian – Pacific	0.6%	0.2%	0.1%	0.3%
Hispanic	2.9%	6.7%	4.3%	4.4%
White	73.5%	49.9%	30.7%	46.0%
White/African American	0.0%	1.4%	0.1%	0.2%
White/Asian	0.0%	0.0%	0.0%	0.1%
Other	0.0%	0.0%	0.2%	0.3%
Total	656	431	739	1734

Editor's Note. The source of the data presented in this article was Beaufort County School District Administration as presented on School Board member David Chase's web site (www.chase10bcsd.com). Also available at Mr. Chase's web site is the ethnic student distribution for all public schools north of the Broad River.

The Pathway That Patience and Perseverance Built: By Bob Stoothoff

Good things can happen when communities and the Beaufort County government work together. The 1.5 mile pathway presently under construction from Sam's Point Road along Sunset Boulevard to Sea Island Parkway is a good example of such cooperation, along with a great deal of patience and perseverance.

In the spring of 1999, a small committee of Sunset Bluff neighbors began a process that has resulted in the pathway evolving from a concept to a reality. The process was not without setbacks. To obtain the necessary funding for the project a grant was requested from the Beaufort County Transportation Committee (BCTC) in 1999, only to be denied. In 2001, a second grant submission was made and funding for the pathway project was approved via a BCTC grant in the amount of \$146,000.

The Beaufort County Engineering Department very graciously offered to provide the design and management of the project (drawings/permits, etc.). The good news was this increased the amount of money available for the project. The bad news was that the Engineering Department had to place other projects ahead of the pathway, which resulted in a delay.

This month the start of the project was signaled by the placing of stakes along the center of the pathway and actual construction is underway. The residents of the Sunset Bluff neighborhood have been very patient while waiting for the addition of this worthwhile project. Soon we in the neighborhood and the community in general will be able to walk along Sunset Boulevard without being either in the road or weeds. Children will be able to move from house to house and adults can walk to the Village and even Beaufort with ease and safety. The independence to choose walking over a car is appreciated by everyone in the neighborhood. But, especially for the very young and those who are not driving often or anymore, for them the pathway provides the freedom to not be dependent on others for short trips. Sometimes the first of projects, such as the Sunset Bluff pathway, are the most difficult to achieve and similar ones in the future somewhat easier. Hopefully, this will be the case with other communities on Lady's Island who are prepared to work together to gain a similar type pathway in their area. Pathways Connect (522-3969), a safe walking and bicycling advocacy group, is prepared to work with such communities.

A very special thank you is extended to the Beaufort County Transportation Committee, the Beaufort County Engineering Department and each member of the Sunset Bluff neighborhood who went the extra mile to make the pathway a reality.

The Price Of Law enforcement:

Under the new South Carolina state law for incorporation is a logical requirement that new municipalities provide "either directly or by contract a minimum level of law enforcement services as required in regulations promulgated by the State Law Enforcement Division". If the area applying for incorporation intends to contract the law enforcement services, the governmental entity which would provide the service must be identified and the estimated compensation for the service established. On October 11, 2005 SLED issued a regulation stating that the "minimum level of law enforcement service" for newly formed municipalities will be 2 full-time certified law enforcement officers for every 1000 residents. So, if Lady's Island chose to incorporate, law enforcement would be a key part of its budget, since with a population of 12,000, it would require 24 full time officers.

So what does it cost for one full time law enforcement officer? The U. S. Department of Justice estimates the cost per officer in a local municipal police department is \$80,600 per year and cost to the individual resident is \$179 in taxes. In unincorporated or rural areas, where fewer deputies cover larger areas and more residents, a sheriff's deputy is estimated to cost \$107,900 per year and \$65 in taxes to residents. It should be noted the DOJ estimates are based on 2000 data and like everything else the cost has probably increased. The Charleston County Sheriff estimates an annual cost of \$73,000 per deputy.

From a local viewpoint Sheriff Tanner provides 36 full time law enforcement officers to Hilton Head for an annual contract cost of \$2.2 million or \$61,111 per officer. The City of Beaufort, in 2005, budgeted \$3,296,487 for the operation of its police department which has 48 officers or a cost of \$68,676 for each officer. So what would it cost for a City of Lady's Island to contract with either the Beaufort County Sheriff's Department or the City of Beaufort Police Department to reach the mandatory 24 full time law enforcement officers for an incorporated Lady's Island? Based on available information, an estimate in the range of \$1.5 to \$1.7 million would appear realistic. Certainly, to determine a really accurate answer to that question would require more than the simplistic data provided in this article but one thing is for sure – there would be a cost and it would not be insignificant.

Editor's Note: Sources for the basic data presented in this article were derived from an article by David Slade in the November 7, 2005 issue of The Post and Courier, the 2005 City of Beaufort Budget and information provided by the Hilton Head City Manager to the Taylor's Incorporation Committee as reported by Nan Lundeen in an article in the June 28, 2005 issue of the Greenville News.

**ANNUAL OYSTER ROAST:
(Don't forget your knife)
TUESDAY, DECEMBER 13TH - 6PM**

At the Sheriff's Camp

Bring your favorite covered dish

LIBPA provides oysters, hot dogs and chili, beer, wine & soda

Please come and join the fun!