



February 2005 Newsletter

Annual Membership Fees Due: by Jane Hincer, Membership

Invoices for the 2004 membership fee have been sent to each of our members. Exceptions to the requirement for 2004 membership fees are those that joined during last year's membership drive which was conducted during the period July 1-December 31, 2004. For those members their initial joining fee covered the remainder of the 2004 year and all of 2005. Please use the payment of your annual membership fee as an opportunity to advise us if you desire a change in the manner in which you receive your newsletter. For example, if you now receive it via e-mail and desire to go back to a hard copy via mail or if you receive it via regular mail and would like to try the e-mail delivery – just let us know. Our objective is to insure you receive it in the manner you personally desire. Also, if there is something you think we should do or could do better, include those comments with your dues. As we start a new year, let me take this opportunity to thank each of you for your continued membership and support of our association and our community.

Island Notes:

Welcome to Robert and Mona Hillis who recently purchased the florist business, previously known as Flowers by Ann, located in the Oakwood Plaza. The name has been slightly changed to now indicate Flowers by Mona. In addition to offering the normal florist services, Mona specializes in designing unique gift baskets for special occasions. Recent arrivals to the lowcountry from West Virginia, they encourage you to consider their service for all of your floral needs. For additional information regarding their floral products please call 522-8686 or even better, stop by and welcome Bob and Mona to Lady's Island.

Great facelifts. The Lady's Island McDonald's looks great after its recent renovations which included a new counter and seating plus a number of other improvements. Our compliments to LIBPA member and McDonald's owner Michael Eggers for a job well done. In that same line the Lady's Island Subway with its new location and brand new store looks really impressive. Both of these businesses are demonstrating their confidence in the economic future of Lady's Island by improving or expanding their facilities.

Our sympathy to LIBPA Treasurer Stephanie Bost for the recent loss of her father, Mr. James Kutzler.

Apology. Just when we normally make our new year's resolution to our readers to do a better job in the forthcoming year with the LIBPA newsletter, we publish our January newsletter with the wrong date for the monthly meeting. Rest assured in the coming year we will continue to try very hard to put out the best quality newsletter possible. Thanks for your patience, understanding, support and especially your sense of humor.

Community Preservation Committee Report:

The Community Preservation Committee met on Monday, January 10, 2005 for the purpose of considering 2 requests for the rezoning of Lady's Island property from rural zoning to community preservation zoning.

The first request was submitted by the Tidal Creek Fellowship Church for the rezoning from rural to community preservation of 20 acres located on Brickyard Point Road opposite the Partridge Woods community. The committee voted to recommend not only changing the zoning for the requested 20 acres, but also adjacent pieces of property. The recommended change would bring the zoning of property in question in conformance with the surrounding property. This is only a recommendation and property owners will be notified in writing of the dates, times and locations of official hearings on the proposed rezoning.

The second request, submitted by a representative of the property owner, was to rezone a parcel of property on Holly Hall Road from rural to community preservation. This request was considered and denial was recommended on the basis that approval would constitute a case of "spot zoning" and indicated support of "zoning creep". "Spot zoning" is when the property in question is zoned one category and all of the surrounding property is zoned another. "Zoning creep" is when a clear and identifiable limit, such as Holly Hall Road, has been established for one type of zoning and another type of zoning is authorized past that limit.

The Community Preservation Committee meets on the first Monday of each month at 10 AM at the Lady's Island Conference Room to review those initiatives which do not comply with the existing zoning. All actions which can be conducted in compliance with the existing zoning are conducted through the regular channels of Beaufort County government. For further information in this regard contact Ms. Carol Tank, Beaufort County Community Preservation Planner at 470-2728.

Good Neighbors:

As we start a new year it is only appropriate that we recognize some of the businesses, organizations and individuals that have quietly and without fanfare contributed to our community. It is recognized that these are only a few of the many individuals and businesses that go the extra mile to make our community a better place.

Garry Mazzanna of the Mazzanna's Lawn Service who volunteered to landscape the area at base of the new "Welcome to Lady's Island" sign near the Wood's Memorial Bridge.

Brad Hill of the Beaufort Planning Group who contributed his professional services as a landscape architect and coordinated the project to landscape the medians on Sams Point Road. His company also adopted the first median to be landscaped and maintained. **Jan Malinowski** of Palmetto State Bank and **Everett Ballanger** of Ballanger Real Estate who agreed to financially support the landscaping and maintenance of two additional medians. **Troy Duncan** of the landscaping company Blades who volunteered to maintain the grass on the last two medians. Finally, a special thanks to **Mitchell Brother's Construction Company**, **Preservation Tree Care** and a couple of anonymous donors who contributed money to the project.

Ray and Pat Caldwell of Razor's Edge who during the "grass growing season" give of their weekends to mow and clean up the area along the sidewalks in front of the Bluff Farm 'Community.

The **New Point Home Owner's Association** and **Dennis Green** of Celadon who have demonstrated how great the sidewalk along Sams Point Road can look with good maintenance and landscaping.

The Beaufort County "Adopt a Highway" program which is supported by **Publix** and its employees who pick up the trash along Sams Point Road, the **Low Country Rotary Club** and the **Beaufort High School Interact Club** who help keep the Village Center roads clean and the **Sea Island Presbyterian Church**, **St John's Lutheran Church** and the **Beaufort Rotary Club**, who contribute of their time to keep Lady's Island Drive cleaner.

Steve Thompson of PC Web Services, who contributes and maintains the LIBPA web site as a community service.

To each of you, as we start a new year, please know that we appreciate your contributions and are proud to be your neighbor.

Lady's Island Drive/Parkway Bypass:

The Beaufort County Engineering Department is wasting no time in initiating the necessary steps to build a bypass from Highway 802 to Highway 21. This project is one of the projects scheduled to be funded by recently passed transportation impact fees. The first step is to hire a professional engineering firm to study the various possible routes and make a recommendation based on an indepth study. The next step would be to actually design the road and purchase the right of way. The third step would be to hire a construction company to build the road. The process to hire a professional engineering firm to determine the best route and design the road is presently underway.

For discussion purposes, the route would start in the vicinity of the BB&T Bank on Lady's Island Drive and enter Highway 21 in the area opposite Cougar Drive (Lady's Island Middle School exit). It is anticipated that a stop light would be considered at both the entrance and exit of the road. Even with the great, quick start on the project by the Beaufort County Engineering Department, anticipate anywhere from 2 to 3 years before the bypass becomes a reality.

Editor's Note. A special thank you to Robert Klink, Head of the Beaufort County Engineering Department for inviting Jim Hicks, as the Lady's Island representative to the Planning Commission, to be a part of the initial process for the bypass.

Lady's Island 2005 Road Projects:

In 2004 there were no Lady's Island roads paved as part of the Beaufort County Engineering Division's long range paving program. It should be noted that a good number of our dirt roads have been paved over the past few years. The Engineering Division is in the process of reevaluating all of the county dirt roads and will have a long range (4 year) county paving program by June 2005. This plan will identify the specific dirt roads to be paved and the year it will happen.

The following Lady's Island projects were completed during 2004. The term dirt road reconstruction indicates that action was taken to upgrade the quality of an existing dirt road. Resurfacing reconstruction indicates that a road previously paved received an additional surface of asphalt to improve the quality of the road and extend its serviceable life.

Dirt Road Reconstruction
Cole Paul Hayward Old Distant Island Road Meadowlark Tucker Mallard Dore
Resurfacing Construction
Ashdale & McKee
The following Lady's Island projects are scheduled for 2005
Dirt Road Reconstruction
Deveau Sangster Rue Du Bois Friendship
Resurfacing Construction
Old Ferry Burkmeyer Francis Marion Wildwood Old Colony

To Be Or Not To Be - A City:

If Lady's Island could become a city and have its own government – should it? The present state law does not allow such action until we reach a population of 15,000 residents. However, State Senator Glenn McConnel, R-Charleston is sponsoring a bill, which, if passed, would allow Lady's Island to incorporate now.

The question of incorporation is not new to residents of Lady's Island. In 1997 with the county Comprehensive Plan causing displeasure on the part of some large landowners, and both the City of Beaufort and the Town of Port Royal eyeing the Lady's Island area for possible annexation, LIBPA did some preliminary investigation into the matter of incorporation. We first invited former Hilton Head Mayor Ben Racusin to provide an overview of the incorporation of that community. He advised us that the Hilton Head process began 10 years before the May 1983 referendum, which approved the incorporation of the community. The citizens formed an Island Community Association that contracted with Clemson University for a study of the pros and cons and then pursued the incorporation. The incorporation referendum won with 60% of the vote but was challenged in court by the NAACP. The referendum was found to be legal. Hilton Head was first incorporated as a "limited service" government, which meant it was designed to deal only with development planning and permitting and not provide services. However, this concept only lasted a short time due to the citizens desiring the new government to provide services. When Hilton Head incorporated in 1983 there were 17,000 full time residents, today the population is approximately 35,000 residents.

In January 1998 LIBPA arranged for a specialist in community incorporation to brief the board of directors in regard to Lady's Island and incorporation. His message was "Study all of the pros and cons of your specific community incorporating. If you chose to incorporate, annex into the City of Beaufort or stay in the county, be very sure of the specific reasons for your action, other than emotion."

Following are some of the most common arguments for and against incorporation.

The Pros:

1. Incorporation establishes a city or town government through which a community can express itself, address its problems and supply necessary services to the area. The community can exercise self-determination with regard to the nature and level of local services.
2. Municipal government is more responsive to the people living in the community. The members of the city and town council are closer to the people and as a result, react more quickly to the community's requests.
3. A city or town government will receive substantial amounts of state revenue, which do not flow to an unincorporated community.
4. An incorporated city or town has additional powers not found in an unincorporated community. For example, the

county must provide the same level of services equally to the entire county. This level of service may or may not meet the needs of the more populated areas. A city has the authority to intensify services within the community.

5. An incorporated city or town is able to plan for the future growth of the community by adopting planning and zoning regulations that will provide for controlled land use.
6. A separate city or town preserves the unity and pride of a particular community and maintains local individuality.
7. As a governmental unit, the city can better represent its citizens in transactions with the county, the State and Federal governments.
8. Municipalities may be the instrumentality for providing utility services such as water, sewer, garbage and trash collection, gas and electrical service if council decides to enter into these operations.

The Cons:

1. Incorporation is unnecessary because the particular needs of the community are limited in scope. The specific community needs that do exist can be addressed through the establishment of a special district.
2. The separate incorporation of an area that is economically, and physically part of a larger community will produce what is known as a "rump" incorporation. This situation can produce an incorporated city or town with inadequate resources or physical facilities necessary to meet its needs. This is particularly true if the character of the community is predominantly residential. A "residential community" may discover after incorporation that its tax base can only maintain a minimal level of public service. In this case, it might be to the community's advantage to be annexed into an existing city or town or remain unincorporated.
3. The community is too small in either land area or population to serve as an efficient and effective unit of government. In such cases it may be more advantageous for an area of this nature to receive services from the county.
4. The incorporation of a small area, which is an integral part of a larger metropolitan area, will create a costly duplication of local services. This situation can lead to a lack of coordinated and orderly urban growth as well as a lower level of such vital services such as police, fire, water and sanitation.
5. The area possesses certain rural characteristics that it wishes to retain, and incorporation is an undesirable step towards urbanization.
6. The most common argument against incorporation is that it will increase taxes. Over the next few months if the law passes, LIBPA will attempt to provide its members and the community with the information necessary to form an individual opinion regarding the incorporation of our island. If incorporation becomes a legal possibility, actions by LIBPA could include:
 - Investigate the feasibility and desirability of contracting a professional study to determine both the pros and cons of incorporation.
 - Work with the community to determine if there is a valid interest in incorporation.
 - If valid interest in incorporation does exist, contact the Secretary of State for details regarding incorporation.
 - Initiate action to get the required 913 signatures (15% of the 6083 Lady's Island registered voters) on a petition requesting a referendum for or against incorporation.

Editor's note: The pros and cons of incorporation were taken from information provided at www.saddlebroke2.org/incorporation.

Lady's Island 2004 Growth Remains Steady:

In the past, based on the number of new residential construction permits, it appeared that growth on Lady's Island had reached its peak in 1999 with 223 new homes. The next 3 years (2000-2002) showed a steady decrease in the number of new homes. However, in 2003 the number of new homes started to rise and 2004 showed a similar increase. Following are the number of Lady's Island residential construction permits issued each year for the last decade.

Year	95	96	97	98	99	00	01	02	03	04
Permits Issued	102	136	189	163	223	179	169	163	185	204

Thus, in 2004 our population increased by 541 people giving us a current population of approximately 11,706. The increase in population will add 132 children to our school system. Our roads will see a daily increase of between 1,500 and 2,000 trips.

Will the present zoning keep the island from being overbuilt to the point of destroying the quality of life which we presently enjoy and which attracts new residents? The truth is that none of us know the answer to that question. However, the growth experienced to date supports the need for LIBPA and its members to continue to play an active role in guiding the growth on our island.

The School Study and Lady's Island:

The Beaufort County School District recently hired the consulting firm of Dejong, Inc. to do an in-depth study of the requirement for new schools and renovation of existing schools in the next 10 years. To accomplish this required an amazing amount of detailed data be collected and analyzed. The school district provided information concerning students. The county provided information regarding future population growth. Dejong did the analysis and projections. The results were both impressive and frightening.

As a part of the Dejong study they did a "build out" analysis based on homes authorized by present zoning and approved planned unit developments. At what point in the future this "build out" would occur varies by area, but for Lady's Island was projected to occur after 2030. Following are the long range projections for the future student growth for each of the areas north of the Broad River.

Area	Present Students	Future ES Students	Future MS Students	Future HS Students	Total Future Students
NOWB	818	314	162	221	697
St. Helena	1,623	510	275	357	1,142
Port Royal Is.	5,854	2,081	1,243	1,411	4,735
Lady's Island	1,868	775	325	494	1,594
Total	10,163	3,680	2,005	2,483	8,168
NOWB = Area North of Whale Branch					

The study predicted, that in the next decade, to meet the projected student growth for the area north of the Broad River an additional 2 (500 student) elementary schools and 1 (800 student) high school would be required. For the southern part of Beaufort County the requirement is projected to be 4 (500 student) elementary schools, 2 (750 student) middle schools, expand the present Bluffton High School capacity by 250 students and build another (1200 student) High School. The cost for county wide construction of new schools in the next decade combined with recommended renovations to existing schools is an estimated \$281 million.

In regard to when these new schools should be built it was recommended that in southern Beaufort County action be initiated now to build 2 elementary schools, 1 middle school and complete expansion of the Bluffton High School. North of the Broad River it was recommended that action be initiated this year to begin building another high school to relieve the pressure on the existing high schools. This is the high school for which construction was approved in a past referendum. The following year (2006) planning for an additional elementary school should start with the doors of that school opening in 2009. Naturally, the construction of the remaining schools would be phased over the next 10 years and not started until actual student growth validated the requirement.

With Beaufort High School and Coosa Elementary presently overloaded with students, the question that faces Lady's Island residents today is how do we survive until the new elementary and high schools are built? In the case of Coosa Elementary School the attendance zones could be modified to shift students to Lady's Island Elementary or continue to add additional mobile classrooms. With Beaufort High School the question is more complex in that Battery Creek High School is also overloaded with students so there is no place to shift the excess students. The obvious answer is to increase the capacity of Beaufort High School either on a temporary (mobile classrooms) or permanent basis. These are tough questions and answers must be decided before the start of the new school year.

Lady's Island Law Enforcement Statistics:

When a Beaufort County Sheriff's Deputy responds to an incident on Lady's Island a report is required to be submitted as a matter of record. Following is a review of a representative number of types of incident reports which were submitted in 2004 as compared to the previous three years.

Type of Incident	2001	2002	2003	2004
Criminal Domestic Violence	74	97	98	70
Breaking and Entering (Vehicles)	54	78	157	55
Vehicle Thefts	25	37	30	25
Petit Larceny	194	228	264	170
Grand Larceny	45	60	67	62
Aggravated Assault	9	4	1	10
Robbery	11	6	13	9

Criminal Sexual Conduct	8	15	6	7
Murder	2	3	0	0
Burglary	71	74	122	98
Total number of reports of all types	2345	2501	2882	2530

In 2004 the single cause of the most incident reports (234) was nonviolent domestic disturbances followed by petit larceny (170) which included 17 gas "drive offs" without paying. As can be seen by the chart, incidents of a more serious nature decreased in 2004. In reviewing the number and types of incidents competently handled in the last 12 months, it becomes obvious that we are lucky to have the quality of professional law enforcement provided by Sheriff Tanner and the men and women of the Beaufort County Sheriff's Department.

Editor's Note. A special thanks to Lt. Jimmy Walton of the Criminal Intelligence Office, Beaufort County Sheriff's Department for his courtesy and gracious cooperation in researching the information contained in this article. The openness and courtesy we always receive in response to our request is a complement to Sheriff Tanner.

2004: A good Year For Real Estate: by Jerry Marlow, BIC, Coldwell Banker/Keyerling Real Estate

The figures are in and 2004 was a record year in real estate for northern Beaufort County. The following chart tells the story and it is an impressive story.

2003/2004 Residential Sales								
Location	Volume		Units (millions)		Avg Price (thousands)		Median Price (thousands)	
	2003	2004	2003	2004	2003	2004	2003	2004
Beaufort	\$19.5	\$22.6	56	79	\$348.2	\$287.9	\$222.3	\$186.8
Mossy Oaks	\$13.1	\$15.8	89	93	\$147.3	\$169.8	\$128.0	\$139.8
Port Royal	\$14.7	\$18.8	104	124	\$141.0	\$151.6	\$126.5	\$142.0
Burton	\$37.4	\$49.2	219	257	\$170.6	\$189.7	\$131.0	\$147.0
Lady's Island	\$65.1	\$80.7	295	334	\$220.5	\$240.5	\$169.0	\$196.8
St. Helena	\$13.7	\$10.8	56	44	\$144.7	\$245.5	\$146.5	\$227.0
NWB	\$1.6	\$1.2	12	12	\$134.8	\$98.5	\$121.3	\$96.0
TOTAL	\$165.0	\$199.0	831	943	\$198.6	\$211.1	\$148.3	\$166.4
NWB = North of Whale Branch								

As can be seen from the above chart, the portion of Beaufort County north of the Broad River enjoyed a 21% increase in residential sales volume in 2004 when compared to 2003. The number of units sold was up 13.5% for the year with an increase of 112 units from the previous year. Only 2 areas experienced a decrease in volume from the previous year. St. Helena saw a 21% reduction in the number of units sold and the area north of the Whale Branch was down 27%.

The average selling price of residential property increased by 6.27% going to \$211,015 from the previous year's \$198,567. The median price saw a 12.1% rise from \$148,250 to \$166,420. Only Beaufort and the area north of the Whale Branch experienced a decrease in the average selling price of a home.

Lady's Island led the market in both volume and the number of units sold. The island experienced a 24% increase in volume from the previous year and a 13% increase in the number of units. The average 2004 selling price for a house on Lady's Island (\$240,500) represented a 9.05% increase from the previous year. The 2004 median selling price (\$195,750) also saw an impressive increase of 15.8%.

LIBPA 2004 Year End Accounting: by Stephanie Bost, Treasurer

For several years the Greater Beaufort Chamber of Commerce and LIBPA have been building a partnership around common goals and community priorities. Both organizations have realized that working together leverages our ability to address an issue or get done what needs to be done. Our partnership is more solid today than ever, and we will create additional opportunities to work together to strengthen the business community and continue to enhance our quality of life.

	Amount 2003	Category 2004
Funds Available		
Previous Year's End Balance	\$4,811.04	\$4,094.51
Total Deposits (dues, contributions)	\$6,718.11	\$8,301.13
Total year funds available	\$11,529.15	\$12,395.64
Disbursements		
Monthly Meetings	\$1,100.00	\$1,100.00
Special Events	\$1,153.00	\$526.04
Printing (newsletters, brochures)	\$1,947.59	\$1,981.48
Administrative Support	\$1,200.00	\$1,200.00
Postage	\$1,116.77	\$839.04
Awards	\$491.43	\$75.00
Community Signs	\$0.0	\$3,427.04
Miscellaneous	\$425.85	\$465.54
Total Disbursements	\$7,434.64	\$9,614.14
Year End Balance		
Total year funds available	\$11,529.15	\$12,395.64
Total disbursements	\$7,434.64	\$9,614.50
Total end of year balance	\$4,094.51	\$2,781.50
End of year balance allocation		
Operating Account	\$836.44	\$781.50
Reserve	\$3,258.07	\$2,000.00
Total	\$4,094.51	\$2,781.50

Summary. In 2004 LIBPA increased the amount of revenue (\$1,583.02) due to (a) a higher percentage of members renewing their membership, (b) a large number of new members and (c) contributions by members to the sign fund. In the category of disbursement the decision to purchase 2 "Welcome to Lady's Island" signs (\$3,427.04) significantly increased our expenditures. However, with your support we were able reduce our cost of operation by \$1,246.54 or a 17% reduction from the previous year. We start the new year in sound financial shape. With a minor increase in 2005 dues we will be able to increase our financial depth approximately \$2000.