



## October 2005 Newsletter

### **Thanks For The Vote Of Confidence!:**

The August survey question on the LIBPA web site was "Is LIBPA, as the voice of Lady's Island, correctly expressing your concerns and opinions regarding matters affecting the Lady's Island community?"

A total of 132 individuals took the time to take the survey. Of the total number participating in the survey 97% indicated satisfaction with the role LIBPA was serving in the community. There was 3% that indicated disagreement or dissatisfaction with what LIBPA was doing. Although naturally we would love for everyone to be satisfied with LIBPA positions taken regarding matters affecting the Lady's Island community, we sincerely appreciate those of you who took the time to take the survey and the vote of confidence displayed by the results.

There are a good number of subjects presently in various stages of consideration which will impact Lady's Island in the future. These include the adoption of a rural business district in the Eustis area, the initial survey of the Highway 802/21 bypass, the School District's decision as to how to solve the overcrowding of Lady's Island public schools, the annexation and development of Whitehall Plantation and the design of Crystal Lake as a passive park. However, none of these are at a stage which merits or justifies a survey of the residents of the Lady's Island. Accordingly, there will be no survey on the LIBPA web site during October.

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### **September Development Review Team Report:**

The Beaufort County Development Review Team (DRT) took action on the following projects located on Lady's Island.

Magnolia Court (Phase 4) – Approved subject to a traffic study.

Hamilton Place (formerly named Middle Road subdivision) – This is an application for conceptual approval for construction of 9 homes on 5 acres located directly across from Fiddler Road. No decision was made due to additional information being required.

Trade Winds Plantation - This is an application for conceptual approval of an 80 unit single family residential project on Dow Road in the Village Center. Since this is in the Redevelopment District approval by the DRT is all that is required for permitting purposes. Prior to approval by the DRT the results from the traffic study must be evaluated and a practical evaluation conducted regarding the size and design of the streets when used by emergency vehicles.

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### **Island Notes:**

Congratulations to Pat Harvey Palmer, owner and BIC of Hometown Realty, for her recent election as President of the Northern Beaufort County Realtors Association. This is her second tour as President of the Association. Pat also serves as the Treasurer of the Lady's Island/St. Helena Fire District, is a member of the LIBPA Board of Directors and each year takes the lead in coordinating the LIBPA Oyster Roast. In addition, she allows her business to serve as the administrative headquarters for LIBPA. Thanks Pat for all you do for our community.

Thanks to the members of the Israelite Baptist Church, located on Sams Point Road, for their efforts to improve the appearance of the area in front of their church. The combination of the landscaping, new fence and new sign really looks great.

Bill Knepp, a Lady's Island resident and manager of the local Navy Federal Credit Union, reports that their new ATM in the Lady's Island Shopping Center was utilized for 41 deposits and \$5000 in withdrawals in the first 72 hours it was activated. Thanks Bill for your patience with the permitting and most of all for your efforts to better serve the military residents of Lady's Island.

Food for Thought. When the expansion of Sams Point Road was being planned LIBPA worked with the DOT engineers

to move the sidewalks back 4 feet from road as a safety measure. Today, as we see mothers with strollers, children en route to and from school, an ever increasing number of bicycle riders, all using the sidewalks we offer a special thank you to those DOT engineers for working with LIBPA. Maybe all of the grass along the sidewalks is not cut as well as we would like it to be but those using the sidewalk are a lot safer.

New Business on the Island. A special welcome to Carol Waters Interiors which has recently relocated from its Charles Street location to 12 Celadon Place. This is the first business in the new commercial portion of the Celadon development.

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#### **LAURA CODY ART STUDIO, A QUIET BUSINESS:**

When we review our roster of members sometimes we note a business that is so "quiet" the community may not be aware of who they are and what they do. Such is the case of Laura Cody Art Studio.

Laura and Bill Cody came to the Low Country in 2001. Bill is a retired steel company sales executive while Laura retired from the medical profession. She did not retire from her life long love of art and in 2003 decided to formally open her own art studio.

You might have seen or talked with Laura while she painted at the Corner Store in Newpoint or at her Island Artists booth in Beaufort's Fordham Market. Laura, owner of Laura Cody Art Studio, very much enjoys talking with passersby about her work in progress, which most of the time is oil on canvas. Enthusiastic and passionate about her art work, she has become one of the most recognized and prolific artists in the Low Country. Now, due primarily to a recent Hilton Head award for a submitted pastel portrait entitled "Ian With a Headband", Laura is increasing her artistic genre to include pastel portraits from photographs. Also, she has decided to expand her painting of pet portraits from photos, usually done in oil on canvas.

From now until October 31st Laura is a featured artist in the Multi-Media Art Exhibit at the Mars Foundation for the Arts Gallery on Hilton Head Island. Congratulations Laura and best wishes from LIBPA for great success with your studio and your current exhibition. You can find out more about Laura's art work by visiting her web site [www.lauracodyart.com](http://www.lauracodyart.com) or by giving her a call at her studio 838-0038.

Editor's Note: If you have a small business that falls in the "quiet" category or are simply new to Lady's Island please consider letting us help introduce you and your business to the community through our newsletter.

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#### **2005 Spirit Award Nominations Requested:**

Each year LIBPA presents the Lady's Island Spirit Award to an individual or business, that 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 which widened Sams Point Road, Publix and Dr. Bruce Pratt DVM. The award will be presented at our January meeting.

If you know an individual or business that deserves consideration for this special recognition, please pass the information to Jim Hicks or any member of the Board of Directors. The deadline for submission of nominations is November 15, 2005.

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#### **THANKS LIBBY, IT WAS A PRIVILEGE:**

Recently Ms. Libby Barnes announced that she has accepted the position of President and CEO of the Greater Durham Chamber of Commerce in North Carolina. Durham's gain is our loss and we, in LIBPA, shall miss her leadership and professionalism. During her time in Beaufort, while serving as President and CEO of the Beaufort Chamber of Commerce, she accomplished many things for the community. Behind the scenes, she reached out to LIBPA as an organization and worked with our board of directors to ensure the efforts of the Chamber of Commerce and LIBPA complimented each other for the benefit of the community. She took the time to write articles in the LIBPA monthly newsletter to help our community better understand the activities of the Chamber. When many projects were underway she came to our meetings as a guest speaker. Under her leadership LIBPA was granted a seat on the Chamber Board of Directors.

Libby, on behalf of the members of the Lady's Island Business and Professional Association thank you for your contribution to our community. It is a better place because of your talent and efforts. We wish you great success in your

new position in Durham.

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#### **PALMETTO BUSINESS PARK UNDER CONSTRUCTION:**

Bobby Tillman of Contemporary Builders has begun construction of the Palmetto Business Park located directly to the rear of the BB&T Bank on Lady's Island Drive. Mr. Tillman, who developed the Telfair community on Lady's Island, indicates that upon completion of the project there will be 11 office buildings in the park. Each building will have 3,418 square feet of space and be designed to accommodate 2 businesses per building. Each building will have access to approximately 700 square feet of additional space on the second floor. Three of the buildings are presently under construction. Mr. Tillman stated his present plans are to complete all construction in the Business Park within the next 12 months. His research shows many of today's businesses requiring in excess of 2000 square feet of space. Supporting this idea is the fact that in the past few months we have seen some of our members relocating off of Lady's Island for the purpose of gaining additional space to support an increase in the size of their business.

Although a good number of the buildings have already been purchased, there are some offices remaining for sale. Those interested in discussing the purchase of one of these buildings should contact Bobby Tillman (522-8860/office or 521-7766/cell) or Martha Fender of Costal Carolina Realty (522-0615) for details.

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#### **WHERE TO LOCATE NEW CHURCHES ON LADY'S ISLAND?:** by Jim Hicks, Lady's Island Planning Commission Representative

With the population growth on Lady's Island has come an increase in the number of churches. As the island nears the population of the City of Beaufort many local churches are considering establishing a congregation on Lady's Island. Some of these churches have chosen to establish a presence on the island through the interim use of residential homes, commercial space or institutional facilities such as public schools. However, if the decision is made to build a church on the island, the questions of location, zoning and acquiring property will arise.

First, no matter where you chose to purchase property some things are required for all locations prior to construction such as:

- You will have to do a traffic impact analysis to determine the effect of the church on local traffic.
- You will be required to have access to a primary road. Exceptions to this are granted by the County Development Review Team only if it can be proven that use of a side road is safer.
- You must make a decision as to the size of building you desire. For zoning purposes, churches come in only 2 sizes - large and small. A large church has 15, 000 or more square feet of floor area while a small church has less than 15,000 square feet of floor area. For large churches there are minimum sizes for the church property depending on the type of zoning. There is no minimum size of property for small churches.
- The maximum height for the building is 35 feet. Church spires are not limited in height.

With the exception of the Village Center, where construction of churches is not authorized, all areas on the island will allow the construction of churches with varying restrictions. Following is a review of the zoning regulations by area:

**Community Preservation** (the primary residential areas) – Both large and small churches are allowed but both must receive special approval to insure that they do not have an adverse affect on the surrounding homes. The Zoning Board of Appeals (ZBOA) must conduct a public hearing and grant approval to the construction of a church in a residential area. Minimum lot size is 10 acres.

**Professional Office District** (Highway 21/802 intersection to McTeer Bridge) - Small churches are authorized. Due to the limited land available in this area large churches are allowed with only a minimum of 5 acres versus 10 in most other areas and must receive special approval from the Zoning Board of Appeals.

**Expanded Home Business** (500 feet on each side of the 4 lane portion of Sams Point Road) – Small churches are authorized. Large churches must have a minimum lot size of 10 acres and receive special approval from the Zoning Board of Appeals.

**Neighborhood Activity Center** (Intersection of Springfield Road and Middle Road) This is to be the home of a future commercial center. This area is authorized for small churches. Large churches are not authorized.

**Rural** (primarily the northern part of the island) – Large and small churches are authorized. A large church must have at least 10 acres.

**Planned Unit Development** – These are areas in which the zoning has been negotiated with the County. If the zoning for the existing PUD authorizes churches, a new church would have to comply with the standards of that specific PUD. Each one is different.

Once the decision has been made to build a church on Lady's Island and a potential location determined, prior to actually purchasing the land please schedule an appointment with Ms. Carol Tank (470-2728) the Community Planner for the Beaufort County Planning Department. She will review, with your church's representatives, the existing regulations as they apply to the specific property your church is considering. Once the general design of the church is selected another visit with Carol is recommended to discuss such technical things as open space and parking requirements. New churches are a welcome addition to the Lady's Island community. The LIBPA Community Preservation Committee and the County Planning Department will be happy to work with representatives of these churches to make the process as easy as possible.

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**Purchase of Brickyard Point Property Considered:**

Recently it was reported in the Beaufort Gazette that Beaufort County Council authorized the County Administrator to finalize the purchase of 27 acres on Brickyard Point Road for \$1.9 million, contingent on the U. S. Navy contributing \$1.2 million to the deal. A check with Mr. Slade Gleaton of the Trust for Public Land provided additional details regarding this possible purchase of property. First the property in question is the 27 acres on which are presently pecan trees and 1 house, located on the right of the Brickyard Point Road as you approach the landing at the end of the road. The deal in question is not for out right purchase of property but rather purchase of the development rights. Under the present zoning (Rural) the owner could legally build 9 houses (1 per 3 acres) or request a planned unit development and build as many as could be negotiated. The present agreement under consideration would limit the number of houses to 2 and preclude any future development.

The U. S. Navy and Marine Corps have recently established a fund which can be utilized with funding from local governments in purchasing either land or development rights in undeveloped areas which if developed could limit or hinder effective military operations. The term for this is "encroachment" in that development creeps up to the edge of the military base and then residents complains that aircraft are flying over their houses. In the case in question, the property is located in the northern part of Lady's Island and located under one of the primary flight paths for aircraft from the Beaufort Marine Corps Air Station. Is it a done deal – no. The military must look at similar proposals being made near other airfields and decide if this is the best use of the money available for this purpose.

Regardless of the final outcome of this proposal, County Council combined with Mr. Gleaton of the Trust for Public Land have done a superb job of leveraging the available money in the Rural and Critical Lands Program to best advantage. Joining forces with the federal government to prevent unwanted growth in critical areas is a great example of the way such a program should be operated.

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**Dataw Island, A Community Presence:** By: Terra Waldron, CCM

Many people think of a gated community as an aloof populace unto their own. This certainly is not the case with Dataw Island. The Island positively impacts and contributes extensively to the local economy and Dataw is deeply involved in altruistic endeavors. Also, it directly and indirectly boosts area employment statistics, enhances the neighborhood real estate value, contributes notably to the district tax coffers and participates substantially in local charitable organizations.

It is calculated that Dataw Island residents, employees and club contribute over 10 million dollars annually to the regional economy. Everything including automobiles, fuel, household furnishings, groceries, banking, cultural activities, professional services and many other commodities are purchased by the club's members and employees from local establishments. A substantial amount of business is conducted right here on Lady's Island. For example, the club maintains a practice of locally procuring fresh fruits and vegetables when available. Also, area restaurants greatly appreciate the patronage of Dataw residents.

Dataw Island has an annual payroll that exceeds 3 million dollars. Landscapers, groundskeepers, security personnel, cooks, wait staff, administrative associates, maintenance workers and sports professionals make up the greater part of the talented and dedicated staff of 125 employees on the Island.

Fortunately, there is a very low employee turnover rate attributable to the excellent remuneration package and the complete support of the volunteer boards of both the Dataw Island Club and the Dataw Island Homeowners Association.

In addition to gainful employment, all full-time staff members receive a comprehensive health insurance package, participate in a 401k plan, have paid holidays, receive meal subsidies, can partake in a further education program and are recipients of a generous member supported holiday fund. Furthermore, after work hours employees can attend volunteer conducted seminars and workshops covering practical issues such as balancing a checkbook or how to apply for and the affordability of an auto loan.

The Dataw Island Club is known for being very generous to the local community with its facilities. The golf team of Beaufort High School, located on Lady's Island, uses the Dataw Island golf courses for both practice and as their home course. Such accessibility can ultimately be of substantial benefit to some high school students. Lately some colleges have approached the professional golf staff at Dataw and asked them to keep their eyes open for exceptional golf prowess of high school seniors, with potential golf scholarships in mind.

The residents of Dataw Island are proud and gratified to know they have a very good reputation for being a giving community. There are over 60 local charities supported by the inhabitants and employees of Dataw. Not only through financial contributions but an inordinate amount of time is unselfishly donated by the Island's residents towards the achievements, success and objectives of these worthwhile organizations. And, whenever there is an urgent need for help Dataw Island responds. Recently, under the aegis of the Dataw Island Homeowners Association, a group of volunteers formed a chain saw brigade and went to the Katrina devastated Gulf Coast region to help clear the area of debris and rubble.

Dataw Island has the first class assets, facilities and staff to provide its residents with a very enjoyable lifestyle. And, it is unique in the local area as a substantially contributing and very caring community.

*Editors Note: A special thanks to LIBPA member Terra Waldron for submitting this article. Ms Waldron is the General Manager and Chief Operating Officer of Dataw Island. She also serves on the Board of Directors of the Club Managers Association of America.*

#### **GROWTH AND ANOTHER SCHOOL YEAR:**

The School District uses the 10th day of each school year to capture the beginning number of students in each school. Following is the current 2005/6 school year 10th day attendance numbers for each of the schools on Lady's Island as compared to the previous 4 years. As can be seen, with the exception of the Middle School, the number of students attending each of the schools on the island exceeds its capacity. The most severe overcrowding at the present time is in the High School (+238) followed by Coosa Elementary (+104). The Middle School is within 42 students of it's capacity.

| School               | 2001/2 | 2002/3 | 2003/4 | 2004/5 | 2005/6 | CAPACITY |
|----------------------|--------|--------|--------|--------|--------|----------|
| Coosa Elementary     | 553    | 600    | 610    | 645    | 654    | 550      |
| Lady's Island Elem.  | 327    | 365    | 396    | 394    | 421    | 420      |
| Lady's Island Middle | 689    | 633    | 691    | 699    | 708    | 750      |
| Beaufort High        | 1559   | 1615   | 1579   | 1688   | 1738   | 1500     |

The above data supports the concept that Lady's Island has good public schools and one of the key reasons parents select Lady's Island as a place to live is to have access to these schools.

*Editors Note: A special thanks to School District Information Officer Tom Hudson for the 2005/6 attendance statistics.*

**Lady's Island Real Estate: by Jerry Marlow, BIC, Coldwell Banker/Keyerling Real Estate**

In 2004, almost 1 of every 3 houses sold in the area of Beaufort County, north of the Broad River, was located on Lady's Island. Where, on the island, these sales occur tends to change as developments reach completion and new developments begin. Due to the number of homes in Royal Pines and Telfair those two communities consistently combine to provide about 1/3 of the sales on the island. As can be seen by the following chart well over half of all sales on Lady's Island occur in the following communities.

|                  | RESIDENTIAL UNITS SOLD BY AREA |      |      |      |      |
|------------------|--------------------------------|------|------|------|------|
| AREA             | 2001                           | 2002 | 2003 | 2004 | 2005 |
| ROYAL PINES      | 63                             | 54   | 55   | 77   | 62   |
| SUNSET BLUFF     | 3                              | 9    | 14   | 13   | 3    |
| PLEASANT POINT   | 14                             | 15   | 9    | 17   | 22   |
| CAT ISLAND       | 10                             | 12   | 12   | 12   | 19   |
| MARSH HARBOR     | 8                              | 3    | 11   | 6    | 12   |
| WALLING GROVE    | 7                              | 4    | 8    | 14   | 11   |
| COOSAW POINT     | 0                              | 1    | 3    | 10   | 7    |
| NEW POINT        | 7                              | 8    | 6    | 11   | 14   |
| CHRISTINE PLACE  | 12                             | 12   | 8    | 6    | 7    |
| MAGNOLIA COURT   | 16                             | 21   | 12   | 12   | 17   |
| TELFAIR/ROSEWALK | 48                             | 52   | 60   | 65   | 51   |
| ALL OTHER        | 84                             | 91   | 97   | 94   | 100  |

The 2005 data depicts sales only to September 19, 2005 but based on the past year is projected to finish the year in the vicinity of 385 residential units sold on Lady's Island. The above data is derived from the sales reported through the Multiple Listing Services (MLS) of the Beaufort County Association of Realtors.

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**THE LOWCOUNTRY LANDSCAPE – “WHAT’S WRONG WITH MY TREE?”:** By Michael Murphy, President, Preservation Tree Care

As Arborists the most often asked question that we get is, “What’s wrong with my tree?” “The leaves on my tree are turning brown”, or “My whole tree is beginning to look sickly”. These are all true concerns and indications that there may be something wrong with the tree.

Most homeowners immediately think that some insect or disease is causing the declining conditions, but in most cases that is not the root cause. It is almost always impossible to give an accurate diagnosis over the phone. Many times leaf and tissue samples will need to be sent to Clemson for further analysis when a problem looks to be caused by a pathogen. The fact is the majority of the problems that we come into contact with are directly related to physiological not pathogenic agents. This means that most of the time the problems stem from some physical activity to the root system, trunk or crown. Simply put, we are the cause of most of our tree problems!

According to the International Society of Arboriculture, “70% to 90% of all plant problems result from adverse cultural and environmental conditions such as soil compaction, drought, moisture fluctuations, nutrition imbalance, temperature extremes, mechanical injury, improper planting practices and poor species to site selection”.

When large mature trees particularly on construction sites begin to show any symptoms of decline we immediately look to below ground for answers. Soil compaction, especially in heavy clay soils, can alter the oxygen levels so adversely that the majority of the soil air pockets are closed off and roots begin to suffocate. This same type of compaction in sandy loam soils does not always have similar consequences. The sandier soil is able to un-compact over time and regains normal oxygen levels. Fill over root systems on construction sites is not as great an impact as once thought. Recent research has shown that 8” – 12” of friable, sandy loam fill has no adverse affect on root systems as long as the existing soil is similar in texture and no excessive compaction takes place. We also look for root cuts from utility placement. These should always be kept outside the dripline whenever possible. Some effects from construction can appear almost immediately with trees seemingly dying overnight, but other effects can work slowly on the trees’ resources and take up to seven years to kill a tree.

When newly planted trees begin to decline we again first look to below ground for answers. Planting too deep is a very common problem. You always want to have the root flare of a tree or shrub exposed so that you can see the original grade that the plant was growing at in the nursery. Balled & burlaped (B&B) and container material can many times have their root flares covered up when delivered from growers. The area at the base of the trunk needs to be cleared out before planting so that the proper depth can be determined. Many times the planting hole is too small or was dug with an auger and the new roots have a hard time penetrating into the surrounding soil. Planting hole must be 6" to 18" wider in radius than the plant. The roots of container material must be "roughed up" before they are put in the new hole. Trees and shrubs grown in containers have every root that they ever produced and most plants are root bound when taken out of the container. These roots need to be sliced and diced and punched and general abused before they can expect to push out into the new soil areas. Most B&B material will be wrapped in treated burlap, in a wire basket tied up with nylon straps. The burlap needs to be cut away from the root flare area, all nylon straps need to be cut and the wire basket needs to be cut away at the top and down the sides. Leaving any of this non-degradable material on can girdle a tree or shrub as it grows. Most problems from poor planting practices do not show up for two to three years, well after all installation guarantees have expired.

Some problems are not problems at all. Bark Lice make a fine silvery web that can cover one or two branches or an entire tree. They appear in late summer and are more prevalent after a heavy rain season. They are not parasitic to the trees or humans and if left alone they actually consume their own web. Leaf cast on heavy leaf producing trees like Willow and Crape Myrtle is a natural reaction as long as it occurs in the later half of their growing season. Webworm can appear on many tree species in the spring, summer or fall. These insects are selective in what trees they feed in preferring Pecan, Hickory & Tupelo. They are gregarious and colonize individual branches. A heavy infestation on any one tree can look alarming but when they occur in the spring or summer most trees have the ability to re-leaf and in the fall, well the leaves are getting ready to drop off anyway. Even excessive deadwood in a tree can be a non-problem when it is concentrated in the trees' inner and lower crown areas. This is a tree's natural attrition system. Some trees like Pines and Tupelos have the ability to keep their crowns clean by self-pruning but most trees retain their deadwood and while it needs to be pruned out to keep the tree in optimum health the cause of the deadwood is usually not a problem.

So keep an eye on your trees for problems that may arise but heed caution in the words of Pogo, "I have seen the enemy and it is us"