



November 2006 Newsletter

Island Notes:

Thanks Ballenger Realty! Ballenger Realty, led by Everett Ballenger, LIBPA member and owner of Ballenger Realty, as part of the Keep America Beautiful Program has adopted the portion of Sams Point Road from the Highway 21/802 intersection to the Brickyard/Sams Point Road intersection. It looks a lot cleaner and is another example of a business making a real contribution to our community. Ballenger Realty also sponsors one of the Sams Point medians.

Keeping things in balance. A LIBPA member noted that even though the City of Beaufort did authorize construction of 15 homes on the recently annexed portion of Yokom Drive, the new homes would replace 12 depilated trailers which were rapidly becoming an eyesore.

What an improvement! The former Winn Dixie shopping center, to include the parking lot and the stores, is getting a first rate face lift and it looks great. Final approval by the Corridor Review Board is still pending for renovation and landscaping of the parking lot. At last word, the move of the Grayco True Value Hardware Store from its present home next to Steamers into the newly renovated former Winn Dixie site is anticipated in the latter part of November or first part of December. Mr. Herb Gray indicates the new store will be able to offer lumber plus a significant increase in the amount of available inventory in their paint and garden departments.

Nominations For 2007 LIBPA Officers:

The nominating committee has submitted, for consideration by the membership, the following Lady's Island Business and Professional Association 2007 slate of officers.

President – Rich Tritschler
Vice President – Jane Frederick
Treasurer – Stephanie Bost
Secretary – Cathy Crocker

The actual election of officers will occur at our November meeting. Naturally, additional nominations will be accepted from the general membership at that time.

LIBPA Membership Drive Report:

 by Bonnie Carmody, Vice President & Membership Chairperson

It is a pleasure to report that the current total membership of the Lady's Island Business and Professional Association is 256 members consisting of 195 business memberships and 61 residential memberships. In the last 4 years we have been privileged to welcome 157 new members. Our best year for attracting new members was 2003 when our rolls grew by 50 members. Last year (2005) saw a total of 36 new members and this year as we go into the last 2 months of our annual membership drive we are very proud of the 32 new members who have joined LIBPA. The most effective part of our membership drive has always been our present members passing the word to their neighbors, friends and fellow business men and women about LIBPA and explaining the benefits of membership. As we go into the last two months of the 2006 membership drive please take the time to guide a potential member to the LIBPA web site, give them a copy of the monthly newsletter (if you need extra copies call Judy at 522-0066) and consider inviting them to the November meeting. The annual LIBPA Oyster Roast (December 12th at the Sheriff's Camp) is a great time to invite potential members for a very pleasant evening and a chance to meet other members. A special thanks to all of our members for their support of LIBPA and especially our membership efforts.

Community Meetings In 2007?:

Lady's Island is a community with a large number of young families who, after making a living and raising their families, have very little time for community involvement. To help these very busy mothers and fathers keep better informed regarding events on Lady's Island LIBPA publishes a monthly newsletter, operates a community web site and sponsors the monthly meeting which includes a guest speaker. Presently under consideration by the Board of Directors is for LIBPA to organize and sponsor a quarterly community meeting at which key elected and appointed officials would have an opportunity to discuss subjects which affect our community and provide an opportunity for residents to ask questions. One of the banks on the Island has offered to financially support the first meeting in the form of light refreshments. As to location for such a meeting, no decision has been made.

Lady's Island Community Preservation Report:

The Lady's Island Community Preservation Committee met in the conference room at the Lady's Island Airport on October 9, 2006 for the purpose of reviewing the following:

- Two separate applications from property owners for inclusion of residential property located on Meridian Road into the Redevelopment District. Each piece of property is presently zoned Community Preservation.

Result: The Committee voted to recommend that the request be denied since the purpose of the Redevelopment District is to encourage development/redevelopment in areas that have deteriorated and residential property along Meridian Road does not fall into that category. It should be noted this request will continue to County Council via the Beaufort County Planning Commission.

Items may be scheduled for LICP committee review by contacting Ms. Carol Tank, Community Preservation Planner, Beaufort County Planning Department (470-2728). The next meeting of the Lady's Island Community Preservation Committee is scheduled for November 13, 2006 at 10 AM in the conference room of the Lady's Island Airport. At that time the Committee, with the help of a representative of SCE&G, will review the Lady's Island portion of the SCE&G project to upgrade transmission line capacity. Since the installation of larger/taller poles will be required, a review of the different types of such poles will be conducted. Also, as part of a general 5 year review of Lady's Island zoning, the Expanded Home Business zoning will be reviewed. All meetings are open to the public.

Local Developers Selected To Receive 2006 Spirit Award:

Mr. Bobby Tillman, President of Contemporary Builders and Mr. Tim Rentz, President of Coastal Contractors have been selected as the joint recipients of the 2006 Lady's Island Business and Professional Association Spirit Award.

Each year an individual or organization is selected to receive the annual Lady's Island Business and Professional Association Spirit Award. The basis for selection is that the individual or organization has made a significant contribution to the community.

Over the past few years Mr. Tillman and Mr. Rentz each developed a residential community on Lady's Island. Mr. Tillman developed the Telfair community and Mr. Rentz developed Magnolia Court and Rose Walk. In each of these projects, the desire to provide quality homes at affordable prices for working families was evident. These developments offered affordable home ownership in a great location, near good public schools and close to work. As a direct result of the efforts of Mr. Tillman and Mr. Rentz over 630 families were able to become homeowners and call Lady's Island home. A glance at the present homeowners in these communities indicates they include teachers, nurses, police officers, skilled trades' people and military. They represent the occupations that are the backbone of any community.

Thanks to the professional efforts of Mr. Tillman and Mr. Rentz our community, our island and our county is a better place to live, work and raise a family. Thanks for caring!

Oakwood Plaza To Expand:

The Oakwood Plaza, located next to the Little Cricket convenience store on Sams Point Road is in the first phase of a major expansion. Soon to be under construction and located directly beside the present facility will be a new 6000 square foot store designed to offer space for 7 businesses. As presently designed the new store can offer commercial space ranging from 780 square feet to 916 square feet. Each business space will have the capability of combining with adjoining business spaces to allow over 1500 square feet of space for a single business if such is desired. Parking is planned for the area between the two buildings.

Site work is scheduled to begin in the near future and the scheduled completion date is the spring of 2007. The owners, Mitchell Brothers, Inc., are prepared to issue letters of intent to prospective tenants and at this point are prepared to customize the interior to specifically fit the needs of an individual business.

If you desire additional information or to review the actual plans to insure the new store can meet your businesses specific needs please contact Sally Mitchell Porter at Mitchell Brothers, Inc. (522-2181) or email mbi@islc.net.

LIBPA extends our best wishes for success with the new store and our appreciation to Mitchell Brothers for investing in the future of the Lady's Island community.

Real Estate Report - Not much Joy In First 3 Quarters: by Jerry Marlow, President, Success Plus School Of Real Estate & Broker with Coldwell Banker Keyserling Real Estate

Before looking at the local real estate picture, it should be noted that the South Carolina Association of Realtors reports that all of the coastal areas are experiencing a decrease in sales for the first 3 quarters of 2006 when compared to the same period for 2005. Interestingly enough, the same comparison for the remainder of the State shows an increase in sales over the last year. Based on MLS data, when comparing the two periods Beaufort County, which for MLS purposes does not include Hilton Head, experienced a 17% drop in sales, Myrtle Beach a 20% drop in sales, Charleston only a 5% drop and Hilton Head a whopping 42% drop.

With that kind of general data, it would appear to merit a more detailed look at the first 3 quarters' real estate market for Lady's Island and the combined key areas north of the Broad River (Beaufort, Port Royal, Burton and Lady's Island).

Price Range (\$1,000s)	Lady's Island				North of the Broad			
	SALES		INVENTORY		SALES		INVENTORY	
\$0 - 99	2	0	0	0	33	10	5	1
\$100 - 199	137	71	17	34	342	234	72	97
\$200 - 299	100	177	32	73	184	204	65	148
\$300 - 399	46	39	18	33	83	83	42	93
\$400 - 499	16	20	10	28	29	49	24	70
\$500 - 599	12	9	6	18	25	23	21	29
\$600 - 699	5	10	7	22	6	17	17	37
\$700 - 799	5	5	4	5	8	7	7	20
\$800 - 899	5	5	4	8	5	5	5	17
\$900 - 999	3	4	7	4	4	7	12	9
\$1 million+	4	7	13	12	7	15	23	23
Total	335	287	118	237	726	654	293	544
% Change	-14%		+100%		-10.2%		+85.6%	

Note: The above data does not include real estate sales for north of the Whale Branch or the islands of Fripp, Harbor and St. Helena.

The figures speak for themselves – sales are down and inventory is significantly up. It appears that this trend will continue into the 4th quarter. A close look at the third quarter of this year (July 1 through September 30) compared with the same period in 2005 shows the number of single family homes that went under contract was down 26% (232 in 2005 and only 171 in 2006). Lady's Island third quarter sales dropped 24% (90 in 2005 and only 68 in 2006).

Why, in South Carolina, is the coastal area experiencing a negative trend in real estate while the rest of the state is

stable or improving? I am sure there are many theories but one possibility is that the amazing increase in prices over the last few years could be catching up with us. Only time and the market will tell.

Lady's Island Facts:

Private Schools: The Department of Defense (DOD) Schools at Laurel Bay and private schools in northern Beaufort County account for over 2000 students attending other than public schools. For general planning purposes there are 1000 students attending the Laurel Bay DOD Schools and 1000 students attending the 6 private schools located in northern Beaufort County. Lady's Island is home to 2 private schools; Beaufort Academy (K-12) and St. Peter's Catholic School (K-8) which together have an enrollment of approximately 500 students. So almost 1 out of ever 2 students attending private schools (other than DOD) in northern Beaufort County, do so on Lady's Island. We, on Lady's Island, are privileged to have St. Peter's Catholic School and Beaufort Academy as part of our community. We appreciate the significant contribution they make to our community and our county.

Trying To Avoid A Crisis: by Tommy Bennett, Local Manager, Southern District, SCE&G

A good number of years ago it became obvious that growth in the Beaufort, Port Royal and Lady's Island area was going to exceed the existing SCE&G electrical infrastructure. To avoid a future crisis, a plan was developed to increase the maximum capacity of the existing transmission lines from 46,000 volts to an 115,000 volt transmission line installed in a loop circling the communities. Accomplishment of this project was designed to be completed in phases over a period of years. Work completed to date includes:

- Increasing the capacity of the transmission line from the generating station to Beaufort Central Substation located on Depot Road in Beaufort.
- Increasing the capacity of the transmission lines from Depot Road in Beaufort to Port Royal.
- From Port Royal we went under the Beaufort River parallel to the McTeer Bridge to the substation on Dow Drive on Lady's Island with improved transmission lines.
- The widening of Sams Point Road provided an opportunity to extend the increase in capacity along Sams Point Road to the Lady's Island substation.
- To connect these lines into a single loop now requires an upgrade of the transmission line which runs from Depot Road in Beaufort to the Lady's Island substation (located near the intersection of Brickyard Road and Sams Point Road).

This final phase will complete the 115,000 volt loop back to the substation located on Depot Road in Beaufort. The completion of this 115,000 volt loop is imperative for reliability purposes for the entire community of Beaufort, Port Royal, and Lady's Island.

This last phase of the project requires replacing the existing cable under the Beaufort River which will transition from underground back to the overhead structures near Marsh Harbor Apartments located near the end of Colony Gardens Road. The 18 wooden transmission structures that presently exist installed along Colony Gardens Road and Brickyard Point Road will be replaced with either galvanized steel structures or weathered steel structures (the same type of utility pole utilized in front of the Bi Lo Shopping Center in Port Royal). The existing poles are currently between 55 ft to 65 ft in height and will be replaced with 85ft. to 95 ft structures. The project is scheduled to be completed May 2007.

Editor's Note: A special thanks to Mr. Bennett and SCE&G for working with LIBPA to keep the community informed regarding this project. The general nature of the project was explained by Mr. Bennett in an article in the June 2005 issue of the LIBPA newsletter.

Beaufort/Jasper Water & Sewer Authority Report For Lady's Island: By Jerrie Legare, Communications Manager, BJWSA

Lady's Island is the fastest growing community north of the Broad River. By Beaufort Jasper Water and Sewer Authority (BJWSA) count, there are currently 21 active private developer projects in various stages of development on Lady's Island. Of those, seven are currently under construction. It should be noted that BJWSA does not design or pay for the water and wastewater infrastructure within these new developments. Instead, developers must design and build the infrastructure to BJWSA's specifications and upon completion transfer the systems to BJWSA for ownership, operation, and maintenance.

BJWSA's philosophy is that "growth pays for growth". Since 1983, BJWSA has assessed capital contribution fees, sometimes called impact fees, on new development because we believe that to the greatest extent possible, the infrastructure required to serve new customers should be paid for by those customers. Capital contribution fees are one-time charges levied on all new customers to recover their fair share of the cost of new or expanded facilities. All new developments and new water/sewer taps in BJWSA's service area pay these fees prior to receiving development

permits. BJWSA uses these revenues to build the facilities needed for growth and this minimizes borrowing and thus, the impact on the bills of existing customers.

A good example of this type of developer funded project is the Coosaw River Estates development (located in the Marsh Hawk community) on Springfield Road. At the present time a force main is being constructed from Coosaw River Estates pump station along Marsh Hawk Drive and Springfield Road with a connection made to the existing force main in the vicinity of the intersection of Sams Point Road and Springfield Road. A water line is also being installed along Marsh Hawk Drive to Coosaw River Estates. But remember, this is a private developer doing both the funding and the actual construction. The developer's engineer designed the system and had to acquire the necessary review, permits and easements for construction.

In an effort to be prepared for future infrastructure demands BJWSA has developed a comprehensive master plan that looks at growth projections and facility needs for the next 20 years. It has become an important tool for planning future Capital Improvement Projects. We have several projects of this type presently either underway or recently completed on Lady's Island. Some of these include:

- Recent completion of a project to realign the water main and wastewater force main at the intersection of Sams Point and Brickyard Point Roads. The pipelines were realigned to follow the new Brickyard Point Road configuration.
- Beginning the development of a Booster Pump Station to replace the one located at the corner of Highway 21 and Meridian Road. We will build a ground storage tank at the new location, giving us more storage capacity to meet growth on the Island.
- BJWSA's contractor has begun to relocate water and sewer pipelines in conjunction with the Highway 21 road widening project on St. Helena.
- BJWSA continues to work with Beaufort County on their dirt road paving projects by relocating pipelines to accommodate the paving.

It is recognized that delivering sewer capability to some of these newer developments result in lines going near some of the older established communities. It is a BJWSA policy that if services are provided to these communities the property owners should pay for the cost of installing water and wastewater infrastructure. This position is driven by the fact that BJWSA is a non-profit, non-taxing public utility that uses customer payments solely to pay for the operation and maintenance of the water and wastewater systems. Most property owners within newer developments and most municipal residents have already paid for water and wastewater systems either through their property purchase, payment of capital contribution fees or an assessment on their tax bills. For older communities without sewer, located near existing sewer lines and desiring to be considered for sewer, BJWSA does allow property owners to initiate this process by submitting a petition requesting a sewer study for their community.

Editor's Notes: A special thanks to Dean Moss, General Manager of the Beaufort Jasper Water and Sewer Authority and long time LIBPA member and Ms. Jerrie Legare, Communication Manager, BJWSA for the above article.

Coping With The Student Crowding At Coosa Elementary School:

LIBPA has been at the front in pushing for a solution to the overcrowding of Coosa Elementary School and Beaufort High School. The decision to build a third high school in the Sea Brook area will, hopefully, solve or at least reduce the overcrowding of Beaufort High School. As to solving the overcrowding at Coosa Elementary School, which presently is operating with 8 mobile classrooms, here are the most obvious solutions.

Redraw the attendance boundaries. Coosa Elementary is built to support 550 students and within its attendance zone presently are 797 elementary students. Attending Coosa Elementary are 648 students and Lady's Island Elementary, as a school of choice, has 49 students from the Coosa attendance zone. If we transfer 98 Coosa students, which constitutes the number of students over the Coosa capacity, to Lady's Island Elementary and told every child attending Lady's Island Elementary under the school of choice option to return to his or her "attendance zone" school it would only provide a temporary solution. On the day we did the swapping of children, Coosa Elementary would still be at capacity and Lady's Island Elementary could accept another 24 additional students before reaching its maximum capacity. So transfer 122 students from Lady's Island Elementary back to their originally assigned school, transfer 98 students from Coosa Elementary to Lady's Island Elementary and for the shifting of these 221 students we increase our total elementary school capacity on Lady's Island by 24. There has got to be a better and more realistic solution.

Build a third elementary school. When our island was increasing the number of students, primarily in the elementary school age range, at a rate of 1 child for every 2 homes the answer seemed very clear – build a new school. However, when the average price of a home on Lady's Island reached over \$301,000 student growth dropped significantly. This apparent correlation of home prices to student growth would indicate a valid need to reevaluate the "build a new elementary school" solution. Simply stated if Lady's Island evolves into a community consisting primarily of wealthy

retirees living in very expensive homes the justification to build additional schools will not exist.

Expand the size of the existing facilities. If the desire to have neighborhood type schools is stronger than the desire to limit the size of elementary schools to approximately 550 students then the most logical and economical solution, which also provides the most flexibility, is to expand the size of the 2 existing elementary schools. This has been done with success in other high growth areas and at the present time there is sufficient undeveloped property in the vicinity of each of the schools in question to support expansion. This solution deserves an "in depth" look, both by the School District and the community. It may not be the best solution but it deserves serious consideration. The Beaufort High School should also be included in the study as to possible expansion.

The School District has no choice but, in the very near future to return to the Beaufort County voters asking for additional money through another referendum. So between County and City planners, School District representatives and the Lady's Island community let's start the dialogue now regarding a realistic plan for supporting future student population growth on Lady's Island. One thing is for sure; the numbers do not support a simple readjustment of attendance boundaries as being either a practical or realistic solution to the overcrowding of our elementary schools. This leaves us with the question of what to build and where. As to when we should start building – we probably should have started a few years ago, before we had 8 mobile classrooms in use.

The Lowcountry Landscape Arbor Day, December 1, 2006: by Michael Murphy, President, Preservation Tree Care Arbor Day in South Carolina is December 1st and as that date rapidly approaches, let's look at a few facts that make Arbor Day so unique here in the South Carolina Lowcountry.

For starters, our State tree isn't really a tree at all; it is a tall, rigid grass plant! All of the other states have chosen different varieties of actual trees, maples, oaks, hickories and the like, but in choosing the Sabal Palmetto South Carolina has what is probably the most historically significant tree, not only to our state but for the entire country. Our state tree was the "hero" of the Battle of Fort Moultrie in Charleston Harbor, which helped change the direction of the Revolutionary war.

While most states celebrate National Arbor Day on the last Friday in April, South Carolina is the only state to have the first Friday in December set aside for the planting of trees. The heat that already could be upon us in April and the fact that our soil never freezes makes December an excellent choice for establishing tree root systems. Our other Southern neighboring states have their Arbor Days scattered from January through March, but I think that our early December date is appropriate for a number of other reasons.

Maybe one of the most important facts is that it falls between Thanksgiving and Christmas, a time already filled with the spirit of giving. No matter what our religious affiliation is, the spirit of the time period is overwhelmingly directed at giving to others and giving thanks for what we have. What a great opportunity this gives us all to apply these sentiments to our local environment. By planting a tree we can, in one fell swoop, give something back to Mother Nature, give something back to the community, give thanks for the unique environment of the Lowcountry in which we live and maybe even have some of your neighbors give thanks to you for doing it, all at the same time. Wow, what a gift that is!

We live in an area resplendent with the natural beauty of water, marshes and trees. Here is an opportunity for us all to enhance the part of our community that we impact and live in and are around the most. Plant a tree at your home, offer to donate a tree to a school in your neighborhood, get a community, civic, volunteer or homeowner association group that you may belong to plant a tree in a needed area. It does not have to be an elaborate ceremony or even a huge tree. Whatever the location or size, its impact will be felt either now or in the near future.

Plant a tree to beautify your home, neighborhood park or schoolyard. Plant a tree to help cool the globe. It's not that simple but its not that far fetched either. In these enlightened times when Global Warming is receiving more credence, here is an oxygen producing, carbon dioxide consuming machine that is also very nice to look at and maybe even take a nap under.

Planting a tree leaves a legacy for the person who places it in the ground. Trees on average live 30% - 50% longer than we do, and some trees, like our magnificent and unique Live Oaks, can live hundreds of years after we are gone. That's pretty much forever in my book! Don't just plant a tree just for yourself in the short term; plant it for what it can do for your community, and ultimately, the world tomorrow.

A wise man once said that the best time to plant a tree was twenty years ago; the **SECOND** best time is **TODAY!!!!**

