

## 2019 BOARD OF DIRECTORS

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Facebook

[https://www.facebook.com/pages/](https://www.facebook.com/pages/LIBPA/491864100899575?ref=hl)

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# IBPA

LIBPA Website: [www.libpa.org](http://www.libpa.org)

LIBPA



July—September 2019

## Upcoming Meetings: October - December 2019

### October 8, 8am - Frank Rodriguez, School Superintendent



Dr. Rodriguez has served South Florida in a variety of capacities as a teacher, principal as well as an Area and Regional Superintendent.

Dr. Rodriguez has a Bachelor of Science Degree, a Master's Degree and a Doctorate in Educational Leadership.

Dr. Rodriguez lives in Beaufort County with his wife and their two children. He is driven by the notion that a great education is the key to a person's future, and he dedicates himself to ensuring that each and every child receives one.

Scheduled for November 12, 2019: **Shannon Erickson, State House Representative, District 124**

No meeting in December! Happy Holidays!!!

## Local News:



Beaufort Bread Company will be re-opening under new management mid October by the owners of Blackstone's Café!



Now open! 40 Sea Island Parkway.  
843.379.7757  
<https://www.qschickenshack.com/>

Groucho's Deli is now closed.

***WELCOME*** new member(s) -

Rob Bridgers - TWEAC

Wally Wallace - S&W Aviation

Candice Thomas - The Front Porch

### **LIBPA Decal**

**We now have a fresh supply of decals ready to be distributed to businesses for the public to pick up. These decals are free of charge. If you would like some delivered to your place of business please call Hometown Realty at 843-522-0066.**



#### **Lady's Island Resources:**

[LIBPA](#)

[Whitehall Park website](#)

[Lady's Island/St. Helena Fire District](#)

[Beaufort County Government](#)

[Sea Island Coalition](#)

[Friends of Crystal Lake \(fb\)](#)

[Beaufort County School Board](#)

## ***Woods Bridge Information:***

Session 123 - (2019-2020)

H 4452 Joint Resolution, By Erickson, Bradley, W. Newton and Rivers

Summary: Woods Bridge Study Committee

A JOINT RESOLUTION TO COMMEMORATE THE SIXTIETH ANNIVERSARY OF THE OPENING OF THE RICHARD V.

WOODS MEMORIAL BRIDGE IN DOWNTOWN BEAUFORT, SOUTH CAROLINA, AND TO CREATE THE WOODS BRIDGE

STUDY COMMITTEE TO EXAMINE THE BRIDGE'S LIFESPAN AND CONDITION AND TO MAKE RECOMMENDATIONS

ON POTENTIAL PLANS OR REPLACEMENT OPTIONS IN ORDER TO BEST PRESERVE THE HISTORIC LANDMARK.

04/11/19 House Introduced and read first time (House Journal-page 75)

04/11/19 House Referred to Beaufort Delegation (House Journal-page 75)

04/30/19 House Recalled from Beaufort Delegation (House Journal-page 32)

05/01/19 Scrivener's error corrected

05/02/19 House Read second time (House Journal-page 35)

05/02/19 House Roll call Yeas-96 Nays-0 (House Journal-page 35)

05/02/19 House Unanimous consent for third reading on next legislative day (House Journal-page 36)

05/03/19 House Read third time and sent to Senate (House Journal-page 2)

05/07/19 Senate Introduced and read first time

05/07/19 Senate Referred to Committee on Transportation

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### **Schedule:**

The Lady's Island Bridge (Woods Memorial), across the Beaufort River, Mile 536.0 at Beaufort. The draw shall operate as follows:

(1) On Monday through Friday, except Federal holidays:

- (i) From 6:30 a.m. to 9 a.m. and 3 p.m. to 6 p.m., the draw need not open to navigation; and,
- (ii) Between 9 a.m. to 3 p.m., the draw need open only on the hour.

(2) During the months of April, May, October, and November from Monday through Friday, except Federal holidays, the Lady's Island Bridge (Woods Memorial) shall operate as follows:

(i) From 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m., the draw need not open to navigation; and,

(ii) Between 9 a.m. to 4 p.m., the draw need open only on the hour and half-hour.

(3) At all other times the draw shall open on signal.

**Editor's Note:** Bridge schedules are subject to temporary change due to repairs, maintenance, events, etc.

## REAL ESTATE REVIEW FOR FIRST HALF OF 2019

By Everett Ballenger, Owner/B.I.C. Ballenger Realty. Former President Beaufort County Association of Realtors.

The first half of 2018 overall showed pretty strong numbers, so it was with some anticipation and interest, as to what the first six months of 2019 would look like. The data below shows a mostly positive picture. As always there are some exceptions – the most surprising would have to be Burton.

The whole of Northern Beaufort County showed plus marks except in selling prices that were almost flat - thus indicating overall the real estate market north of the Broad River is healthy, and seems to be maintaining its steady improvement we have seen over the last year or two.

Sales Area	Volume (Millions)	Units Sold	Average Price	Median Price	Active Inventory In the 1 <sup>st</sup> 6 months
<b>Beaufort (2018)</b>	\$21.7	68	\$319,042	\$292,500	168
2019	\$25.5	70	\$363,898	\$277,500	159
Change +/-	+17.5%	+3%	+14%	-5.2%	-5.4%
<b>Mossy Oaks (2018)</b>	\$10.2	39	\$260,774	\$216,000	75
2019	\$10.3	36	\$286,132	\$209,500	75
Change +/-	0%	-8%	+9.7%	-3.1%	0%
<b>Port Royal (2018)</b>	\$12.7	52	\$244,092	\$243,750	101
2019	\$14.5	57	\$253,723	\$247,019	141
Change +/-	+14%	+9.6%	+3.6%	+1.3%	+4%
<b>Burton (2018)</b>	\$50.3	184	\$273,536	\$248,000	368
2019	\$47.6	170	\$280,126	\$246,250	356
Change +/-	-5.4%	-8%	+2.4	-0.8%	-3.3%
<b>Lady's Island (2018)</b>	\$58.1	173	\$335,922	\$285,610	415
2019	\$71.6	233	\$307,460	\$257,000	476
Change +/-	+23%	+34%	-8.5%	-10.1%	+14.6%
<b>Total Northern</b>	<b>Beaufort</b>	<b>County</b>			
2018	\$202.9	632	\$321,003	\$263,250	1627
2019	\$211.7	663	\$319,337	\$262,000	1690
Change -/+	+4.3%	+4.9%	-0.6%	-0.5%	+3.8%

**Beaufort;** The City of Beaufort had a superb first six months of 2019, with strong gain across the board...except in the median price range. This softening of median prices was same in all areas other than Port Royal. Although it is interesting, that we did see gains in the average selling prices in four of the five areas we normally cover.

**Mossy Oaks;** Usually does not see significant moves in either direction as this is a very well established area. But there are some areas such as Cottage Farm and Spanish Point that do have higher priced homes. When they sell, they can swing the needle Unit sale down a little, but the average selling price was up +9.7%.

**Port Royal;** was no surprise. The area is usually up among the better performing districts, and the first half of 2019 was no exception. It was the only area that saw gains across the board. The port finally selling has certainly stimulated interest in that area, after many false starts.

**Burton;** is an area that is usually only second to Ladys Island in its sales performance. It is a large market with sales volume 47.6 million. But that is down -5.4% on the year before. Surprisingly Burton was down in all areas other than average selling prices.

**Ladys Island;** Had an excellent first quarter, being up in every department other than average and median selling prices which were almost flat. The other numbers were very good indeed, with a huge +34% increase in units sold.

Looking at all areas in “Norther Beaufort County”, the results are best described as “steady” no real swings in either direction. The only slight negatives were the average and median prices being flat. 2018 was a very strong year overall, and if we can quite close to those numbers this year – the real estate market in Northern Beaufort County will be doing just fine.

## LIBPA MEMBERSHIP

As part of the annual membership drive LIBPA extends a special invitation for membership to all residents and businesses. Everyone is eligible to be a member. You should consider membership if you desire to stay informed about what is happening or going to happen on Lady's Island and want to have a voice in the direction of this community.

**WHAT DOES LIBPA DO?** LIBPA serves as the voice of Lady's Island. As such, it maintains an active community information web site ([www.libpa.org](http://www.libpa.org)), publishes a monthly newsletter, conducts a monthly meeting with guest speakers of community interest and represents Lady's Island on numerous committees and at various governmental meetings. In the past, LIBPA developed and sponsored the present zoning for Lady's Island and currently monitors all requests for major new development.

**WHAT ARE LIBPA'S PRESENT PROJECTS.** To promote the development of Crystal Lake as a community park, encourage excellence in the public and private schools on the island, guide the growth of Lady's Island, support efforts to attract new businesses to the island and assist existing businesses.

**YOU CAN JOIN BY FILLING OUT THE FOLLOWING FORM AND RETURNING IT WITH YOUR MEMBERSHIP FEE (\$45) OR JOIN THROUGH OUR WEB SITE AND WE WILL BILL YOU.**

### MEMBERSHIP APPLICATION

Name/Company: \_\_\_\_\_

Attn: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Web Site: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Type of membership: Business \_\_\_\_\_ Residential \_\_\_\_\_ Civic Org. \_\_\_\_\_

Business category for directory: \_\_\_\_\_

Please mail along with your membership fee of \$45 to:

LIBPA  
182-D Sea Island Parkway  
Lady's Island, S. C. 29907

The Lady's Island Business and Professional Association, organized in 1981, is a state chartered, civic organization with the objective of promoting the planned, orderly development and growth of Lady's Island. It also will sponsor such projects and events that contribute to the general welfare of the island, its residents, its businesses and its professional offices. Membership eligibility embraces businesses, professional practices, island residents and other such individuals having an interest in the welfare of Lady's Island. Annual dues are \$45. All correspondence should be forwarded to LIBPA, 182-D Sea Island Pkwy, Lady's Island, SC.29907. You can now join through our web site at [www.LIBPA.org](http://www.LIBPA.org). Comments regarding the content of this newsletter should be forwarded to Steve Thompson at [thewebguy@earthlink.net](mailto:thewebguy@earthlink.net).