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LIBPA/491864100899575?ref=hl



LIBPA

“The Community Voice of
Lady’s Island”

September 2021

est. 1981



GUEST SPEAKER FOR SEPTEMBER Robert Merchant Beaufort County Community Development September 14, 2021, 8am

Robert Merchant is the Acting Director of the Beaufort County Community Development Department. He has a master's degree in Urban Planning Design and Development from Cleveland State University Levin College of Urban Affairs. During his 20 years at Beaufort County, Mr. Merchant has played an important role in encouraging inter-jurisdictional cooperation among Beaufort County and its five municipalities. Along with the Lady's Island Plan, he oversaw the development of the Northern and Southern Beaufort County Regional Plans which addressed a regional approach to preserving water quality and natural resources; addressing the impacts of rapid population growth; and preserving community character. He has also been involved with the development of the Beaufort County Community Development Code which provides a countywide approach to managing growth and creating traditional walkable neighborhoods.



Robert Merchant, AICP
Acting Director
Beaufort County Community Development
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Lady's Island Business Professional Association

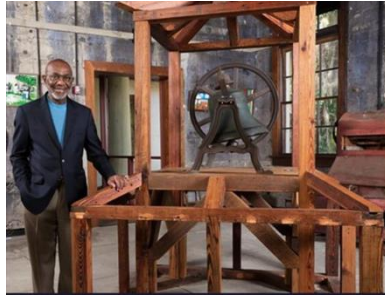
LIBPA NEWS

Thanks Senator Davis!



Senator Davis updated LIBPA on a wide variety of topics at our August LIBPA meeting. After an overview of how the government works Senator Davis updated us on health care, roads and bridges and the status of the port in Jasper County. Tom engaged with members of LIBPA in an informative Q & A.

In Memory of Marion Burns



Lady's Island Business Professional Association mourns the loss of interim Director, Board Chair Marion Burns.

Dollar General on Lady's Island has closed its door to make way for an upgrade. The new brand of DG will be called Pop Shelf. The store will offer goods mainly \$5 and below with a variety of food and merchandise.

Lady's Island Growth and Challenges

The 2020 Census data shows that the population of Lady's Island continues to increase. There are now more than 14,000 residents that make up the island with the expectations that the population will grow to as much as 22,000 by the year 2035. The new data comes as Beaufort County is developing a new comprehensive plan. The population increase comes with issues such as traffic jams, new housing, protecting our waters and impacts reaching out to our Sea Islands. The county has been trying to limit new subdivisions and to upgrade traffic infrastructure on the island to help with the population surge.

We are pleased to announce October's guest speaker!

David S. Prichard | AICP
Director
Community & Economic Development
City of Beaufort

Jill Striebinger

On August 15, 2021 Jill Striebinger was the first South Carolina woman ordained by the Association Of Roman Catholic Women Priests. Striebinger, who has worked in disability advocacy and as a peer advocate for mothers of children with developmental disabilities. Striebinger said, "if I can offer any bit of comfort to people who do not feel included, then I wish to do that with all my heart."

Congratulations Jill!



*Beaufort's Jill Striebinger.
Photos by Jasmina Kimova.*

*The Island News
August 12-18, 2021*

Do you have something you'd like to submit for our October issue? Please submit your request by October 7th.

Forward your submission to:

Scott.shipsey@comcast.net

LIBPA BUSINESSES

Allen Paterson Residential	allen@pattersonresidential.com	Allen Paterson
Kinghorn Insurance of Beaufort	apurdy@insurancebeaufort.com	Amy Purdy
Kinghorn Insurance of Beaufort	accounting@insurancebeaufort.com	Garrett Wreden
Howell, Gibson and Hughes, P.A.	bgiles@ghpa.com	Bernadine
Howell, Gibson and Hughes, P.A.	rachurch@ghpa.com	Robert Achurch
Bundy Appraisal and Management Inc.	bob@bundyinc.com	Bob Bundy
Beaufort Group LLC	bob@beaufortgroup.net	Bob Gross
Executive Flight Training	dscarmody@safepilot.com	Bonny Carmody
CPC Yellow Pages	cpcyellowp@islc.net	Brent Cooper
The Front Porch	Frontporch1600@embarqmail.com	Candice Thomas
Lady's Island/St. Helena Fire Depart	chiefkline@lishfd.org	Bruce Kline
Butler Marine	chris@butlermarineinc.com	Chris Butler
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TWEAC	tweacbft@yahoo.com	Connie Hipp
Southern Sentry LLC	dave@southernsentry.com	David Roos
David Tedder Attorney at Law	dave@tedderlawoffice.com	David Tedder
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Celadon Real Estate	ethan@celadonliving.com	Ethan James
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Ballenger Realty	ballenger@realtor.com	Everett Ballenger
Gibson Rentals	fgibson@islc.net	Frank Gibson
Turner Home Inspections	flturner@hargray.com	Frank Turner
Beaufort Chamber of Commerce	Ginger@beaufortchamber.org	Ginger Olszewski
Dr. Gregory Campbell, DMD	tuthdocta@gmail.com	Greg Campbell
Grayco Hardware	hgray@graycoinc.com	Herb Gray
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Mitchell Brothers, Inc.	lisa@mitchellbrothersinc.com	Lisa Philp
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Zentner Insurance	zentner@hargray.com	Kenny Zentner
Manor House Builders	lthomas@manorhousebuilders.com	Lisa Thomas
Regions Bank	Mark.weeks@regions.com	Mark Weeks
First Command	mhfleischbein@firstcommand.com	Michael Fleischbein
Verity Investment Partners	nancy@verityvip.com	Nancy Harvey

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Ralph Baldwin Jr. Attorney at Law	Ralphbaldwinjrembarqmail.com	Ralph Baldwin Jr.
St. Peters Catholic Church	office@stpetersbeaufort.org	Fr. Andrew Trapp
BG Financial Advisors, LLC	bgreen@bgmoney.com	Robert Green
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Lady's Island Middle School	Scott.shipsey@beaufort.k12.sc.us	Scott Shipsey
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AW Constant Company	awconstant@gmail.com	Tony Constant
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William A Decaro	William.decaro001@comcast.net

Membership will be updated when new applications are submitted, and payment received

Realtor's Stance Concerning 3.4.90 Ordinance

The REALTOR® community is adamantly opposed to the proposed CRO Zone Standards Ordinance currently before Beaufort County Council for many reasons, and below are just a few:

- Sellers should not be tasked with disclosing the **potential** for future flooding or any other future property condition.
- The County is placing an unnecessary **liability on the seller by requiring the seller to certify a flood zone or the availability of flood insurance**. This information should be provided to buyers by experts in the field such as surveyors and insurance agents not sellers.
- Sellers may not be aware of this disclosure requirement when they are ready to sell creating another liability.
- Landlords will not know that they are required to have a notice in their leases creating a liability for them.
- Since the County wants this presented to buyers before signing a contract, it could interfere with a seller's ability to sell the property

3.4.90 Coastal Resilience Overlay (CRO) Zone Standards

A. Purpose - The Coastal Resilience Overlay Zone is established to provide for the general health, safety, and welfare by requiring notification prior to entering all real estate contracts of the vulnerability of low-lying property due to sea level rise and coastal flooding. This provision is specifically designed to assist individuals in making decisions that involve investments that will last at least 30 years in light of projected coastal flooding conditions in that time frame.

Currently properties located within the special flood hazard areas subject to inundation by the 1% annual chance flood as defined and delineated in the FEMA Flood Insurance Rate Maps (FIRM) require flood insurance through the National Flood Insurance Program. In addition, this information is also required by state law to be disclosed when real property is transferred. However, these requirements do not apply to areas defined as Zone X (shaded) on the FIRM Maps which still face flooding risks. The purpose of the Coastal Resilience Overlay Zone is to inform the public that properties located in Zone X (shaded) may still be vulnerable to coastal flooding and may face increased flooding risks due to increasingly intense storm events, king tides, and rising sea level. Additionally, the disclosure requirement will inform property owners that private flood insurance is available to properties located in Zone X (shaded). The Coastal Resilience Overlay Zone does not include the unshaded portions of Zone X.

The Coastal Resilience Overlay (CRO) shall overlay other zoning classifications that shall be referred to as base zoning. The CRO District includes all lands within an established footprint affected by sea level rise.

B. District Boundaries - The district boundaries of the Coastal Resilience Overlay Zone is defined as all lands located within Zone X (shaded) on the FEMA Flood Insurance Rate Maps for unincorporated Beaufort County.

C. Notification

1. At the time the South Carolina Residential Property Condition Disclosure statement is signed by the purchaser during all real estate transactions involving a property in Zone X (shaded) in the CRO district, the buyer, seller and witnesses shall sign the following form.

a. Coastal Resilience Overlay Disclosure Form

The property at _____ (address/location) is located in Zone X (shaded) on the Flood Insurance Rate Map for Beaufort County (effective March 23, 2021). This is an area of moderate flood hazard, encompassing the land between the Special Flood Hazard Area and the 0.2-percent-annual-chance (or 500-year) flood. Beaufort County has determined that the property in Zone X (shaded) has the potential to be subject to flooding and/or damage as a result of coastal flooding caused by increasingly intense storm events, king tides, and rising sea level. The county has placed a requirement of disclosure within these areas. Flood insurance is available for property in Zone X (shaded). It is recommended that property owners and residents consider purchasing flood insurance for Zone X (shaded) properties.

b. Certification

As the owner of the subject property, I hereby certify that I have informed _____, as a prospective purchaser, that the subject property is located in Zone X (shaded) in the Coastal Resilience Overlay District.

Dated this ____ day of _____, _____. Witness _____ Owner _____

As a prospective purchaser of the subject property, I hereby certify that I have been informed that the subject property is in Zone X (shaded) in the Coastal Resilience Overlay District, and I understand the potential for sea level rise related flooding on the subject property.

Dated this ____ day of _____, _____. Witness _____ Purchaser _____

2. All prospective renters signing a commercial or residential lease shall be notified by the property owner through a written provision contained in the lease agreement if the leased property is located within Zone X (shaded) in the Coastal Resilience Overlay District.

3. All subdivision plats, planned unit development plats, townhouse plats, and/or condominium documents shall contain the following disclosure statement:

a. Coastal Resilience Overlay Disclosure Form

The property lies in Zone X (shaded) on the Flood Insurance Rate Map for Beaufort County (effective March 23, 2021). Beaufort County has determined that the property on the premises has the potential to be subject to flooding and/or damage to property as a result of coastal flooding caused by increasingly intense storm events, king tides, and rising sea level. Purchasers are required to sign a Disclosure Form per Division 3.4.90 of the Beaufort County Community Development Code.

4. In the case of new construction in Zone X (shaded), a signed Coastal Resilience Overlay Disclosure Statement shall accompany the building permit application.

ORDINANCE 2021 / ____

TEXT AMENDMENT TO SECTION 3.4.90 OF THE COMMUNITY DEVELOPMENT CODE TO ADD A COASTAL RESILIENCE OVERLAY DISTRICT TO REQUIRE REAL ESTATE DISCLOSURE WHEN PROPERTY IS TRANSFERRED IN ZONE X (SHADED).

WHEREAS, added text is highlighted in yellow and underlined.

Adopted this ____ day of _____ 2021.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____

Joseph Passiment, Chairman

ATTEST:

Sarah W. Brock, JD, Clerk to Council

July 2021

Monthly Research Reports

After months of declines, the inventory of homes for sale nationwide is beginning to increase as more sellers come to the market, looking to capitalize on record-high sales prices while providing a much-needed boost of supply to America's epic housing shortage. This is encouraging news for home buyers, who have struggled with a lack of supply and rocketing sales prices during the pandemic. For the 12-month period spanning August 2020 through July 2021, Pending Sales in the Beaufort region were up 27.0 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 71.9 percent.

The overall Median Sales Price was up 18.3 percent to \$295,840. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 19.8 percent to \$315,000. The price range that tended to sell the quickest was the \$100,000 and Below range at 42 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 85 days.

Market-wide, inventory levels were down 59.0 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 57.5 percent. That amounts to 1.0 months' supply for Single-Family homes and 1.0 months' supply for Condos.

[July 2021 Housing Supply Overview](#)

[July 2021 Local Market Update](#)

[July 2021 Monthly Market Indicators](#)

[July 2021 SC REALTORS® Statewide Statistics](#)

Hover cursor over link – press ctrl + Click

[Cougar Community Campus Clean-up](#)

Calling all Lady's Island Middle School students, parents, teachers, staff, alumni and community friends! Come join us for our **first Cougar Community Campus Clean-Up**. Come enjoy a fall morning with your LIMS community as we work together to "spruce up" our campus! No experience needed; just a willingness to help out! A **prize** will be awarded to the homeroom class with the highest participation (students, parents AND teachers!). We hope to see you there on Saturday morning, September 18 from 8-11AM! Please contact Nan Burvenich, LIMS STEAM² Coordinator at nan.burvenich@beaufort.k12.sc.us with any questions!

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), 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 our parks, 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 (50\$).

MEMBERSHIP APPLICATION

Name/Company: _____

Attn: _____

Address: _____

Phone: _____ Web Site _____

Newsletter preference: U. S. Mail E-Mail E-mail Address: _____

Type of membership: Business Residential Civic Org.

Business category for directory _____

Please mail along with your membership fee of \$50 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 \$50. All correspondence should be forwarded to LIBPA, 182-D Sea Island Pkwy, Lady's Island, SC.29907. Comments regarding the content of this newsletter should be forwarded to scott.shipsey@comcast.com.



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