



Town of Hilton Head Island  
Planning Commission  
LMO Rewrite Committee Meeting  
August 9, 2012  
1:00 p.m.  
Benjamin M. Racusin Council Chambers

## **AGENDA**

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As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Workshop.

- 1. Call to Order**
- 2. Freedom of Information Act Compliance**  
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 3. Approval of the Agenda**
- 4. Approval of the Minutes** –July 19<sup>th</sup> meeting
- 5. New Business**
  - a. Wetland buffers and other measures available to protect and improve water quality – Dr. Chris Marsh, Executive Director, LowCountry Institute (LCI)
  - b. Discussion on appropriate hotel density
- 6. Adjournment**

Please note that a quorum of Town Council may result if four (4) or more of Town Council members attend this workshop.

TOWN OF HILTON HEAD ISLAND  
Planning Commission  
**LMO REWRITE COMMITTEE MEETING**

July 19, 2012 Minutes

1:00p.m. – Benjamin M. Racusin Council Chambers

**DRAFT**

Committee Members Present: Vice Chairman Gail Quick, David Ames, David Bachelder, Irvin Campbell, Chris Darnell, Jim Gant, Walter Nester, and Charles Cousins, *Ex-Officio*

Committee Members Absent: Chairman Tom Crews and Councilwoman Kim Likins

Planning Commissioners Present: None

Town Council Members Present: Bill Ferguson

Town Staff Present: Teri Lewis, LMO Official  
Jill Foster, Deputy Director of Community Development  
Kathleen Carlin, Administrative Assistant

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**1) CALL TO ORDER**

Vice Chairman Quick called the meeting to order at 1:00p.m.

**2) FREEDOM OF INFORMATION ACT**

Public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and Town of Hilton Head Island requirements.

**3) APPROVAL OF THE AGENDA**

The agenda was approved as presented by general consent.

**4) APPROVAL OF THE MINUTES**

The committee approved the minutes of the June 18<sup>th</sup> workshop meeting, the June 19<sup>th</sup> workshop meeting, and the June 28<sup>th</sup> follow up meeting as presented by general consent.

Vice Chairman Quick presented opening statements regarding the purpose of the meeting and welcomed today's guest speaker, Mr. David Harter. Vice Chairman Quick then requested that Ms. Teri Lewis make her presentation on behalf of staff.

**5) NEW BUSINESS**

**a. Wetland buffers and other measures available to protect and improve water quality**

Ms. Lewis stated that wetland buffers and other measures available to protect and improve water quality on Hilton Head Island are important issues to the staff and the LMO Rewrite Committee. The committee had requested that staff arrange a couple of guest speakers to address these important issues. Today's guest speaker is Mr. David Harter, Member of the Port Royal Sound Foundation Board of Trustees. Mr. Harter has been a resident of the

Island for over 33 years and is president of the Hilton Head Island Sportfishing Club. Mr. Harter is also Vice President and Projects Director for the Hilton Head Reef Foundation, which includes the "Friends of Waddell". Mr. Harter was an original member of the Beaufort County Clean Water Task Force.

Mr. Harter thanked the committee for inviting him to speak today. Mr. Harter began with a review of his experience with fisheries and environmental issues. Mr. Harter presented some background information regarding water conditions, the decline of oyster beds, and the economic revenue of a couple of fish species.

Mr. Harter discussed Hilton Head Island's fresh water body connection to a saltwater system (particularly as it relate to Broad Creek). The freshwater/saltwater connection should be studied as a basis to determine the level of protection that will be needed. Broad Creek receives the bulk of Hilton Head Island's freshwater drainage. Mr. Harter stated that the populations of certain species of fish are good indicators of how healthy the waterway is.

Mr. Harter briefly discussed a Broad Creek Waterway Study (conducted with DHEC) in 1998. He asked the committee how they will be able to 'measure success' if changes in the LMO are made.

Mr. Harter and the committee discussed the amount of impervious surfaces on Hilton Head Island. Mr. Harter complimented the Town's ongoing efforts to cut back on the amount of impervious surfaces. A continual decline in impervious surfaces will be necessary in order to see change. How will the Town incent a decline in impervious surfaces when we grandfather impervious surfaces in redevelopment?

Mr. Harter and the committee discussed the Town's water quality monitoring program. Exactly what do we monitor? Where do we monitor? How often do we monitor? These will all be important questions to ask.

The committee discussed the buffers located along water edges. Are these buffers mostly for the purpose of aesthetics? How important are buffers in protecting water quality? The committee asked staff to provide them with information regarding the current water quality monitoring program.

This concluded Mr. Harter's presentation on wetland buffers and water quality. The staff and the committee thanked Mr. Harter for his interesting presentation.

**b. Review of revised schedule from Clarion Associates**

Ms. Lewis stated that Clarion Associates is scheduled to provide the committee with a draft copy of the chapters on Procedures and Zoning Districts by November 1, 2012.

The next LMO Rewrite Committee meeting will be on Thursday, August 9, 2012 at 1:00p.m. The committee will continue their discussion on wetland buffers and other measures available to protect and improve water quality. The guest speaker will be Dr. Chris Marsh, Executive Director of the LowCountry Institute (LCI).

**6) ADJOURNMENT**

Following final comments, the meeting was adjourned at 2:40pm.

Submitted by:

Approved by:

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Kathleen Carlin  
Administrative Assistant

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Gail Quick  
Vice Chairman

DRAFT

## **Dr. Chris Marsh and the LowCountry Institute (LCI)**

Dr. Marsh has been Executive Director of LCI since its inception in 1998. He works extensively with municipal governments in the area to help improve water quality, land conservation practices, and management of lands in addition to teaching the Master Naturalist programs and working with local teachers and students. Prior to moving to the Lowcountry, Dr. Marsh was a biology professor at Coastal Carolina University where he taught ornithology, ecology, and animal behavior. While at Coastal Carolina he also served as a regional director of a statewide program to improve math and science education in South Carolina. He has over 10 years of experience as an environmental consultant and has worked with the SC Department of Natural Resources on coastal shorebird populations.

The LowCountry Institute (LCI) was established in 1998 to educate the community on the value of the unique environments of the low country region. The Institute promotes effective management of privately owned natural areas and works to protect water quality and marine resources of Port Royal Sound. Since its inception, LCI has focused its efforts in three areas: environmental education, effective management of native habitats, and water quality protection. The Institute's work in these areas demonstrates their unique approach—seeking solutions that integrate sound science, realistic perspectives of human needs, and an increased appreciation of the low country's notable habitats and biodiversity. LCI's philosophy has been to provide policymakers with scientific information in a form that is understandable to the layperson. As an “information broker,” LCI emphasizes building working relationships with all parties - governmental staff, developers, and local citizens - so that critical environmental issues can be discussed in an atmosphere that is conducive to cooperative partnerships.