



**Town of Hilton Head Island
Planning Commission
LMO Committee**

**Wednesday, July 27, 2016
10:00 a.m. – Conference Room 3**

AGENDA

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

- 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 Agenda**
- 4. Approval of Minutes** – Meeting held on May 2, 2016
- 5. LMO Amendments** – Review potential changes to the stormwater section of the LMO
- 6. Adjournment**

Please note that a quorum of Town Council may result if four or more of their members attend this meeting. A quorum of Planning Commissioners may result if five or more of their members attend this meeting.

TOWN OF HILTON HEAD ISLAND
LMO Committee Meeting
May 2, 2016 Meeting
2:00 p.m – Conference Room 4

DRAFT

Committee Members Present: Chairman Jim Gant, Todd Theodore, and Barry Taylor

Committee Members Absent: Lavon Stevens

Other Commissioners Present: None

Town Council Present: None

Town Staff Present: Teri Lewis, LMO Official
Jeff Buckalew, Town Engineer
Bryan McIlwee, Assistant Town Engineer
Bates Rambow, Stormwater Data & Compliance
Charles Cousins, Director of Community Development

1. Call to Order

Chairman Gant called the meeting to order at 2:00 p.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 March 7, 2016 minutes were approved by general consent.

5. New Business

LMO Amendments – Review stormwater requirements in the LMO and discuss need for any potential LMO amendments related to stormwater.

Chairman Gant called the meeting to order and welcomed those in attendance. Chairman Gant asked Mr. Buckalew when the stormwater standards currently are triggered; Mr. Buckalew stated that they are triggered by any disturbance over ½ acre and that there can be exceptions. Mr. Rambow discussed the various state codes that have to be followed. There was a brief discussion about adding a table to the stormwater section of the LMO to make it clearer what needs what types of permits. Staff and the Committee discussed BMPs as a way to treat stormwater, that stormwater discharge was not allowed on the beach and the difference between detention and retention. Staff stated their desire is not to make stormwater worse than it is today (pre-development versus the natural state).

Mr. Buckalew talked about flexibility when there are physical constraints on a site. He and the Committee discussed about whether or not the economics/high costs of stormwater should be considered. Mr. Cousins asked Mr. Theodore if it would be

possible for him to provide staff with examples of what other communities are doing to provide flexibility related to stormwater. Mr. Theodore questioned why, if stormwater was being improved on a site but does not meet the full requirements of the LMO, that is not acceptable. Mr. Gant asked about adding some flexibility such as if the objective is X but an applicant is making it X% better than the applicant could get a waiver. There was discussion about how this may be difficult given that each site is unique. The concern from staff is water quality.

Mr. Buckalew and Mr. Rambow discussed how the Town, County and Bluffton treat stormwater the same. Mr. Theodore stated that he believes the 1” retention requirement is a burden on properties that are being redeveloped. Mr. Gant asked if it was possible to allow flexibility in stormwater to incentivize redevelopment. Staff and the Committee discussed some possible changes/solutions:

- The Town could adopt the State code or the 1992 redevelopment date
- The Town could consider allowing some amount of detention or retention in the buffer
- Some guidelines/exceptions could be drafted for determining ‘maximum extent practicable’
- Fee in lieu for water quality improvements done in the same watershed or areas where there is universal retention
- Drafting guidelines for granting a waiver, such as if the property has X conditions and the applicant has tried solutions like delayed detention/retention, swales, other LID techniques) then a waiver will be considered

The Committee and staff discussed adding a standard for pollutants similar to what the County does.

The Committee and staff then discussed next steps. It was determined that another informal LMO Committee meeting would be held where the Engineering staff would discuss their proposed changes but not in draft amendment form.

6. **Adjournment**

The meeting was adjourned at 3:30 p.m.

Submitted By:

Approved By:

Teri Lewis
LMO Official

Jim Gant
Chairman