

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

July 19, 2012 Minutes

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

**APPROVED**

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:

August 9, 2012

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Kathleen Carlin  
Administrative Assistant

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Gail Quick  
Vice Chairman