

**TOWN OF HILTON HEAD ISLAND**  
**LMO Committee Meeting**  
**November 9, 2016 – 10:00 a.m.**  
**Conference Room 3**

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

Committee Members Absent: None

Other Commissioners Present: Alex Brown

Town Council Present: None

Town Staff Present: Teri Lewis, LMO Official; Rocky Browder, Environmental Planner

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**1. Call to Order**

Chairman Gant called the meeting to order at 10:00a.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 September 20, 2016 minutes were **approved** by general consent.

**5. New Business**

**LMO Amendments**

- a. Discuss proposed LMO Amendments related to underbrushing and multi-level self-service storage

Chairman Gant welcomed all in attendance and began the discussion of underbrushing. The objective is to provide flexibility for property owners who have no intention for development and only want to maintain their property. The challenge is finding the right balance of flexibility for maintenance and at the same time preservation of understory vegetation. Ms. Lewis recapped the underbrushing discussion from the last Committee meeting and then went through the proposed changes since that meeting. Staff proposes adding an exemption from preconstruction underbrushing that would allow underbrushing by a property owner in certain zoning districts. There was discussion of certain existing requirements that would still apply, such as maintaining the required buffer. There was also discussion in connection with a property owner applying for a permit for non-residential development within a year of underbrushing. Ms. Lewis suggested adding language to clarify the development as non-single-family. Mr. Browder then discussed concerns for losing diversity of species and saplings under a certain height, as well as appropriate protection of the buffer without a natural resources review. Mr. Browder stated a natural resources permit is free and explained how to obtain it and the review process. Chairman Gant raised the concern from some members of the community that the permitting process was inconvenient for them. However, it is not unreasonable to require a no-cost permit that's valid for one year. The Committee related this permit process to the burn permit process and agreed both are reasonable requirements. The Committee and public discussed appropriate marking of the buffers,

buffers between shared properties, and adjacent use buffers. Chairman Gant asked for suggestions regarding the protection of saplings to encourage new understory growth. The Committee discussed the difficulty of doing this. Mr. Brown indicated that due to the aftermath of Hurricane Matthew, he intends to ask the Committee and Planning Commission to review the Town's tree ordinance. The Committee and staff discussed the options in moving forward.

Mr. Taylor made a motion to forward the LMO amendments with the addition of 1) the terminology "non-single-family" development, where applicable, and 2) a Natural Resources Permit shall be required for underbrushing, for the Planning Commission's review and approval. Mr. Theodore seconded. The motion passed unanimously.

Chairman Gant indicated that multi-level self-service storage was placed on today's agenda just in case any further discussion was required prior to the next Planning Commission meeting. Chairman Gant asked the public for any additional presentations and comments and none were received. Mr. Theodore was not required to recuse himself as there was no related discussion.

Ms. Lewis stated that the public hearing for the proposed 2016 LMO Amendments – Second Set would be held at the Planning Commission meeting on Wednesday, December 7, 2016 at 9:00a.m. at the Hilton Head Island Library.

**6. Adjournment**

The meeting was adjourned at 10:22a.m.

Submitted By: Teresa Haley, Senior Administrative Assistant

Approved By: January 20, 2017

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Jim Gant, Chairman