

**TOWN OF HILTON HEAD ISLAND**  
**LMO Committee Meeting**  
**September 8, 2016 – 10:00 a.m.**  
**Benjamin M. Racusin Council Chambers**

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

Committee Members Absent: None

Other Commissioners Present: Alex Brown

Town Council Present: None

Town Staff Present: Teri Lewis, LMO Official; Jeff Buckalew, Town Engineer; Bates Rambow, Stormwater Data & Compliance Administrator; Rocky Browder, Environmental Planner; Teresa Haley, Administrative Assistant

---

**1. Call to Order**

Chairman Gant called the meeting to order at 10:00 a.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 August 15, 2016 minutes were **approved** by general consent.

**5. New Business**

**LMO Amendments**

- a. Discuss draft 2016 LMO Amendments – 2<sup>nd</sup> Set

Chairman Gant welcomed those in attendance and asked Staff to begin the discussion of the draft 2016 LMO Amendments – 2<sup>nd</sup> Set. Mr. Buckalew and Mr. Rambow went through the proposed stormwater LMO amendments. The Committee, Staff and public discussed in-depth stormwater management and erosion and sedimentation control standards, as well as development within required buffers. The Committee, Staff and public discussed their concerns with the proposed changes and made suggestions to create more flexibility. Staff will further research and incorporate comments from today's discussion and bring back to the Committee for review at the next meeting.

Mr. Browder went through the proposed natural resources LMO amendments. The Committee and Staff discussed development on dunes; pre-construction underbrushing; specimen tree preservation; minimum tree coverage standard; standards for supplemental and replacement trees; tree mitigation fee; and defined invasive species.

*(Mr. Theodore recused himself from the discussion of draft LMO amendments in connection with multi-level self-service storage due to a professional conflict of interest. A Conflict of Interest form was completed and signed, and attached to the record.)*

Ms. Lewis went through the proposed multi-level self-service storage LMO amendments. Ms. Lewis stated the proposed multi-level self-service storage LMO amendments are proposed to be allowed in the same districts where self-service storage is currently allowed, which are the Light Commercial (LC), Light Industrial (IL), and Sea Pines Commercial (SPC). These proposed amendments include: specifying use allowed by conditions; adding in the specific density; adding in the conditions related to street setback and use setback; and adding in the defined term “multi-level self-service storage”. The Committee, Staff and public discussed concerns for allowing existing storage facilities the same increase in density as proposed for multi-level self-service storage facilities.

Due to time constraints, the Staff and the Committee decided to complete their review and discussion of the proposed LMO amendments at a future meeting. Staff will confirm the date and availability of the Committee.

**6. Adjournment**

The meeting was adjourned at 11:28 a.m.

Submitted By:

Approved By: September 20, 2016

---

Teresa Haley  
Administrative Assistant

---

Jim Gant  
Chairman