



Town of Hilton Head Island GULLAH GEECHEE LAND AND CULTURAL PRESERVATION TASK FORCE MEETING Monday, October 14, 2024, 1:00 PM Minutes

1. Call to Order

Chair Stevens called the meeting to order at 1:00 p.m. Chair Stevens, Mr. Henz, Mr. Cambell and Ms. Wright were in attendance. Mr. Simmons, Ms. Green and Mr. Abdul-Malik were excused.

2. Adoption of the Agenda

Mr. Henz moved to approve the Agenda as presented. Ms. Wright seconded. The Agenda was approved unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of August 5, 2024

Mr. Campbell moved to approve the Minutes of August 5, 2024. Ms. Wright seconded. The Minutes of August 5, 2024 were unanimously approved.

4. Staff Report

a. General Staff Updates - LMO/Districts - Shea Farrar, Principal Planner - CP

In Shea Farrar's absence, Missy Luick, Director of Planning, provided an update on the LMO/Districts Projects. Ms. Luick discussed the remaining seven planning districts, focusing on their respective themes, character, vision, and focus areas. Between November and February of next year, there will be opportunities for public engagement, with dates to be announced, to discuss the vision for these districts.

Ms. Luick also covered the LMO code project, which is divided into two categories: the Priority Amendment set and the Full Code Amendment overhaul. The Priority Amendment includes 12 topic areas: construction management standards, sign regulations, tree protection, common open space, transportation impact analysis, major subdivision and development plan review processes, subdivision regulations, short-term rentals, the North Point public/private partnership zoning, single-family homes, commercial structures, and the adaptive reuse of existing hotels and motels.

A public engagement session on the new LMO Priority Amendments is planned for December of this year. The Planning Commission's public hearing on the Priority Amendments is scheduled for January, with the remaining public review and approval

process expected to take place in February or March. The District Plans are currently being developed this fall and early 2025, with public review and approval set for the end of the second quarter of 2025.

Board members asked questions regarding the information presented by Ms. Luick. She clarified that the presentation containing this information is available on the Town website.

b. Historic Neighborhood Permitting & Design Studio Report - Nicté Barrientos, Planner Economic Development

Nicté Barrientos, Planner, Economic Development reported the Historic Neighborhood Permitting and Design Studio has received four new requests. The requests include information regarding heirs property, guidance on density allowances and conceptual site planning. Three of these requests are currently in progress and one has been completed.

c. Home Safety and Repair Program Update - Nicté Barrientos, Planner Economic Development

Nicté Barrientos, Planner, Economic Development stated that following our last meeting on August 5, 2024, we received three new Home Safety and Repair Applications.

Additionally, we have completed nine more of the Home Safety and Repair Projects consisting of three tree related jobs and six home repairs. Compared to the previous report on August 5, 2024, there has been a significant 625% increase in the projects under contract, rising from 4 to 29.

d. Sewer Connection Program Update - Nicté Barrientos, Planner Economic Development

Nicté Barrientos, Planner Economic Development, reported that since our last update, we have no changes. We still have 45 applications received, with 31 completed projects. In the report for this month, we have included the maps so they have been updated.

5. Discussion Items

a. Land Preservation Update - Luana G. Sellars, Lowcountry Gullah Foundation

Luana Graves-Sellars, Lowcountry Gullah Foundation reported that Workshop participation has been strong, with over 100 people attending this year's sessions. The free Wills Clinic successfully provided 18 individuals with free Wills. The program achieved a 100% success rate in ensuring that no one from the Hilton Head Island and Bluffton area went to the tax sale this year, maintaining consistent numbers with previous years. Looking ahead, Workshops on Trusts and LLC's are being planned for next year, in addition to the ongoing Wills Clinics. The team plans to visit Gullah Churches on November 17th to inform the Community about available resources and Workshops.

b. Historic Neighborhood Stormwater Infrastructure - Jeff Netzing, Stormwater Program Manager

Jeff Netzinger, Stormwater Program Manager advised the Task Force that the Stormwater Division operates as an independent fund supported by stormwater fee collected through annual property tax bills. The Division is responsible for enforcing the Clean Water Act of 1972 at the local level. A water quality monitoring program has been active since 1999, and three tide gauges have been installed to monitor tidal changes during storm events.

The division is currently managing 136 open qualifying service requests, with 72 new requests recently received. Service requests have been systematically logged in a database since 2010. The Gumtree Road project is currently in design phase, with nine open service requests along this road. Construction is anticipated to begin by Spring, 2025.

The Division is working to acquire approximately 30 easements to facilitate drainage improvements. Aging infrastructure and limited contractor availability continue to present challenges. Several significant projects are in planning, including the Wexford pump station overhaul, the Gum Tree Road project, and the installation of flat gates on outfall pipes to mitigate tidewater impacts.

6. Public Comment - Non Agenda Items

No comments were received.

7. Adjournment

Chair Stevens adjourned the Meeting at 2:33 p.m.

APPROVED: November 4, 2024

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov