



Town of Hilton Head Island

Land Management Ordinance Task Force Meeting

Tuesday, January 6, 2026, 5:00 PM

**1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers**

- 1. Call to Order**
- 2. Adoption of the Agenda**
- 3. New Business**
 - a. Review of Land Management Ordinance Task Force and Land Management Ordinance Update Process
- 4. Adjournment**

FOIA Compliance: Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:

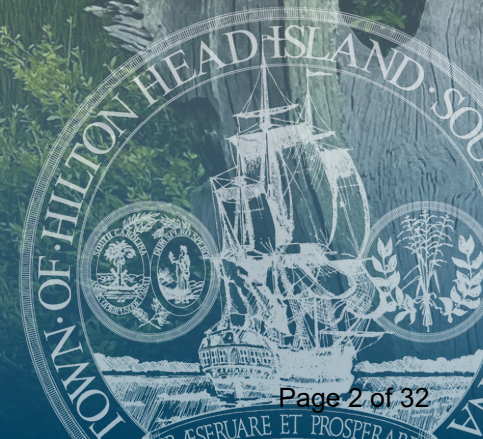
"I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town."



TOWN OF HILTON HEAD ISLAND

LMO Task Force Kickoff Meeting

January 6, 2026





Meeting Agenda

- **Agenda Adoption**
- **Welcome & Introductions**
 - Task Force, Staff and Code Team
- **How We Got Here**
- **Role & Expectations of Task Force Members**
- **LMO Amendment Process**
- **Meeting Schedule**
- **Next Meeting**
- **Adjourn**





LMO Task Force Members

1. **Chairman, Steve DeSimone**, Town Council Representative
2. **Vice Chair, Tamara Becker**, Town Council Representative
3. **Patsy Brison**, Town Council Representative
4. **Thomas Henz**, Planning Commission Chairperson
5. **Judd Carstens**, Design Review Board Chairperson
6. **Louis Johnson**, GGHNCDC Chairperson
7. **Lavon Stevens**, GGTF Chairperson
8. **Ray Warco**, HHI-Bluffton Chamber of Commerce Rep
9. **Cliff McMackin**, Sea Pines Resort, Hospitality Rep
10. **James Wedgeworth**, Hilton Head Island Realtors Rep
11. **Barbara Banaszynski**, Workforce Housing Rep
12. **Mike Alsko**, Coastal Home & Villa, STR Rep
13. **Eric Brehm**, Esposito Construction, HHAHBA rep
14. **Bill Dix**, Palmetto Dunes, PUD Rep
15. **Peter Kristian**, Hilton Head Plantation, PUD Rep
16. **Courtney Struna**, Palmetto Hall, PUD Rep
17. **Brian Kinard**, Resident
18. **Lola Campbell**, Resident
19. **Gregg Russell**, Resident
20. **Edwina Dunlap**, Resident
21. **Ciaran Storan**, Resident
22. **Marc Orlando**, ICMA-CM, Town Manager*
23. **Shawn Leininger**, AICP, Deputy Town Manager*

*Non-voting members



Code Team

- Project Executive – **Shawn Leininger**, AICP, Deputy Town Manager
- Co-Project Manager – **David Jirousek** (Horizon Planning - <https://horizon-planning.com/>)
- Co-Project Manager – **Zac Gordon**, AICP, Planning Director
- Code Writer – **Christy Dodson** (Code Studio - <https://www.code-studio.com/>)
- Facilitator / Public Engagement – **Denise Grabowski** (Symbioscity - <https://www.symbioscity.com/>)
- Legal Review – **Brittany Ward, Curtis Coltrane**
(Finger, Melnick, Brooks, and LaBruce, P.A. - <https://www.fingerlaw.com/>)
- Quality Control / Review Assistance – **Brad Strader** (C2G - <https://itsc2g.com/>)
- Staff Support – **Michelle Mealer, Shea Farrar** & Development Review Team



HOW WE GOT HERE



How Did We Get Here?

- **Public Input – How We Heard It**

- Town Council Meetings
- Workshop Meetings
- Boards, Commissions, & Committees Meetings
- Public Input – Community Meetings, Districts & Other Plans and Projects Engagement
- Development professionals and Applicants (Feedback & Surveys)
- Direct Feedback
- Staff & Consultant Analysis



How Did We Get Here?

- **Public Input – What We Heard**
 - **Protect** what makes the island special while responsibly managing change
 - **Prioritize** environmental stewardship
 - **Reinforce** island character and sense of place
 - **Provide** clear, predictable rules that reduce development intensity in environmentally sensitive areas while allowing high-quality, place-based redevelopment where appropriate
 - **Reorganize** Table of Contents, simplify LMO, improve accessibility
 - **Refine** and clarify zoning framework & enhance use standards
 - **Strengthen** natural resource protection
 - **Improve** design standards
 - **Streamline** administrative process



Priority Amendments to the LMO – Already Adopted

- 1. Limited ability to obtain variances to certain requirements.** Eliminated the ability to obtain a variance to use, density or height regulations for properties.
- 2. Permitted outdoor bike storage.** Allowed outdoor screened bike storage in the Light Commercial and Community Commercial zoning districts and provided more specificity related to screening to support pedestrian mobility and compatibility with surrounding properties.
- 3. Clarified manufacturing use standards.** Provided clarification in the manufacturing use definition as it relates to the size of a brewery, supporting small business opportunities.
- 4. Amended traffic reporting.** Replaced using annual June traffic counts with annual July traffic counts for Traffic Impact Analysis Plan Standards, ensuring the peak travel season was used for traffic analyses.



Priority Amendments to the LMO – Already Adopted

5. **Amended Transportation Impact Analysis requirements.** Modified thresholds for when a traffic impact analysis is required, ensured the plan examines roads, paths, and public transit, and provided for more comprehensive analysis and mitigation of impacts at all impacted intersections.
6. **Amended sign standards for changeable copy.** Amended the definition of changeable copy to allow signs to be changed electronically with limitations on frequency and timing, i.e. gas station pricing signage.
7. **Amended height calculation.** Amended the measurement for height calculation to account for flood risk for homes and businesses.
8. **Amended the subdivision amendment process.** Required a public hearing at the Planning Commission for major subdivision amendments.



Priority Amendments to the LMO

- 9. Amended the Forest Beach Overlay District.** Established the Forest Beach Floor Area Ratio to address single-family mass and scale in the Forest Beach Neighborhood Character Overlay District.

- 10. Established construction site management standards.** Created new on-site regulations and standards to align construction hours across the community, enhance accountability, and reduce off-site impacts during active construction.

- 11. Amended tree protection standards.** Increased preservation of trees, enhanced planting requirements with larger tree diameters and heights, and eliminated exceptions to specimen tree preservation.



Priority Amendments to the LMO - Already Adopted

- 12. Amended common open space requirements.** Enhanced definition and requirements for common open space in subdivisions to ensure shared areas remain functional, well-integrated and accessible.

- 13. Amended to require public review of major subdivisions & development plan reviews.** Added public hearing requirements to promote transparency and community input with the Planning Commission.

- 14. Amended related regulations in the Municipal Code related to noise regulations, parking, and short-term rentals.**



How Did We Get Here?

Town Council Resolution Establishing LMO Task Force (September 16, 2025)

TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, AUTHORIZING THE CREATION AND APPOINTMENT OF A LAND MANAGEMENT ORDINANCE TASK FORCE.

WHEREAS, the Town Council of Hilton Head Island identified the update of the Land Management Ordinance as a priority action item in their Strategic Action Plans; and

WHEREAS, the Town of Hilton Head Island's current Land Management Ordinance requires comprehensive review and updating to address evolving community needs, development patterns and regulatory best practices; and

WHEREAS, the complexity and interconnected nature of land use regulations necessitate specialized expertise and stakeholder input to ensure effective ordinance revisions; and

WHEREAS, community input and transparency are essential components of effective land use planning and regulatory development; and

WHEREAS, coordination between the Town and external stakeholders is necessary to ensure comprehensive and internally consistent ordinance revisions; and

WHEREAS, to assist in reviewing the updated Land Management Ordinance, Town Council desires to create and appoint the Land Management Ordinance Task Force; and

WHEREAS, the qualifications, responsibilities, and manner of appointment of the Land Management Task Force members are set forth in this Resolution.

NOW, THEREFORE, BE IT, AND IT HEREBY IS, RESOLVED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, THAT:

1. The Land Management Ordinance Task Force is hereby created, and its membership shall consist of the following:

- a. Three (3) members of Town Council;
- b. Planning Commission Chairperson;
- c. Design Review Board Chairperson;
- d. Gullah Geechee Historic Neighborhoods Community Development Corporation Chairperson;
- e. Gullah Geechee Land & Cultural Preservation Task Force Chairperson;
- f. Hilton Head-Bluffton Chamber of Commerce representative;
- g. Hilton Head Area Home Builders Association representative;
- h. Hilton Head Area Realtors representative;
- i. Three (3) General Managers (or equivalent position) selected from:
 - i. Hilton Head Plantation,
 - ii. Indigo Run,
 - iii. Long Cove Club,
 - iv. Palmetto Dunes Resort,
 - v. Palmetto Hall Plantation,
 - vi. Port Royal Plantation,
 - vii. Sea Pines Plantation,
 - viii. Shipyard Plantation,
 - ix. Spanish Wells Plantation, and
 - x. Wexford Plantation;
- j. Short-Term Rental Industry representative;
- k. Hospitality Industry representative;
- l. Workforce Housing representative; and

- m. Five (5) residents of Hilton Head Island.
2. The Town Manager and the Deputy Town Manager shall be ex-officio, non-voting members.
3. No alternate members shall be appointed.
4. The Land Management Ordinance Task Force will, by majority vote, review and make recommendations to Town staff, the Planning Commission, and Town Council related to regulations governing land use, zoning, subdivision, development, design, and other matters related to the update of the Land Management Ordinance. These recommendations will generally focus on: (a) ordinance organization and usability; (b) land use and zoning districts; (c) subdivision and infrastructure standards; (d) development procedures and public notice; and (e) design and site development standards; and (f) alignment with the Comprehensive Plan, state law, and adopted policy goals.
5. Town Council shall select and designate a Chairperson and Vice-Chairperson from among the Town Council members of the Task Force.
6. All meetings of the Land Management Task Force shall be noticed in accordance with the S. C. Freedom of Information Act [S. C. Code Ann. § 30-4-10, *et seq.* (Supp. 2025)] and § 2-5-15, *Municipal Code of the Town of Hilton Head Island, South Carolina* (1983) and are public meetings. A minimum of fifty percent (50%) plus one (1) of the total members of the Land Management Task Force shall constitute a quorum for the purpose of convening any meeting. An affirmative vote of a majority of the members present and voting at any meeting is required for any action to be taken by the Land Management Task Force.

7. Meetings of The Land Management Task Force will be conducted under Robert's Rules of Order. The Chairperson shall be the parliamentarian and shall decide all questions regarding procedure and order.
8. The Land Management Task Force will automatically disband when the updated Land Management Ordinance as contemplated herein is adopted by Town Council.

MOVED, APPROVED, AND ADOPTED ON THIS ____ DAY OF _____, 2025.

TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

Alan R. Perry, Mayor

ATTEST:

Kimberly Gammon, Town Clerk

APPROVED AS TO FORM:

Curtis L. Coltrane, Town Attorney



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Alan R. Perry, Mayor

ATTEST:

Kimberly Gammon, Town Clerk

APPROVED AS TO FORM:

Curtis L. Coltrane, Town Attorney



ROLE & EXPECTATIONS OF LMO TASK FORCE MEMBERS



Role & Expectations of LMO Task Force Members

- **Review and make a recommendations to Town Staff, the Planning Commission & Town Council regarding updates to the Land Management Ordinance (LMO)**

Focus of Review:

- Zoning Districts and Use Standards
 - Natural Resource, Site and Subdivision Standards, and Development Standards
 - Administration, Non-Conformities, Definitions
 - Design Manual
 - Applications Manual
- **Report to, communicate with, and seek feedback from the various groups and organizations each member represents (Three roles – Task Force member, group/organization representative, and individual expertise)**



LMO Task Force Proposed Meeting Schedule

- **January – Kickoff Meeting**
 - Welcome & Introductions
 - How We Got Here
 - Purpose, Role, Expectations, & Process
 - Priority Amendments
- **January – Code Introduction**
 - LMO Table of Contents
 - Introduction
 - Administration
- **February – Application Process**
 - Applications
 - Processes
 - Application Manual



LMO Task Force Proposed Meeting Schedule

- **February – Planning Context**
 - District Plans
 - Future Land Use Map
- **March – Zoning Districts**
 - Zoning Categories & Districts
 - Use Standards
 - Zoning Map



LMO Task Force Proposed Meeting Schedule

- **March & April – Development & Design Standards**
 - Natural Feature Protection
 - Blocks & Lots Requirements
 - Access
 - Streets & Pathways
 - Parking & Loading
 - Site Lighting
 - Miscellaneous Standards
 - Design Manual



LMO Task Force Proposed Meeting Schedule

- **April – Non-Conformities, Definitions & Interpretations**
 - Non-Conformities
 - Definitions & Interpretations
- **May – Final Review**
 - Review of Open Items
 - Final Action on Recommendations
- **May – Flex Sessions (If Needed)**



LMO Task Force

Typical Meeting Agenda

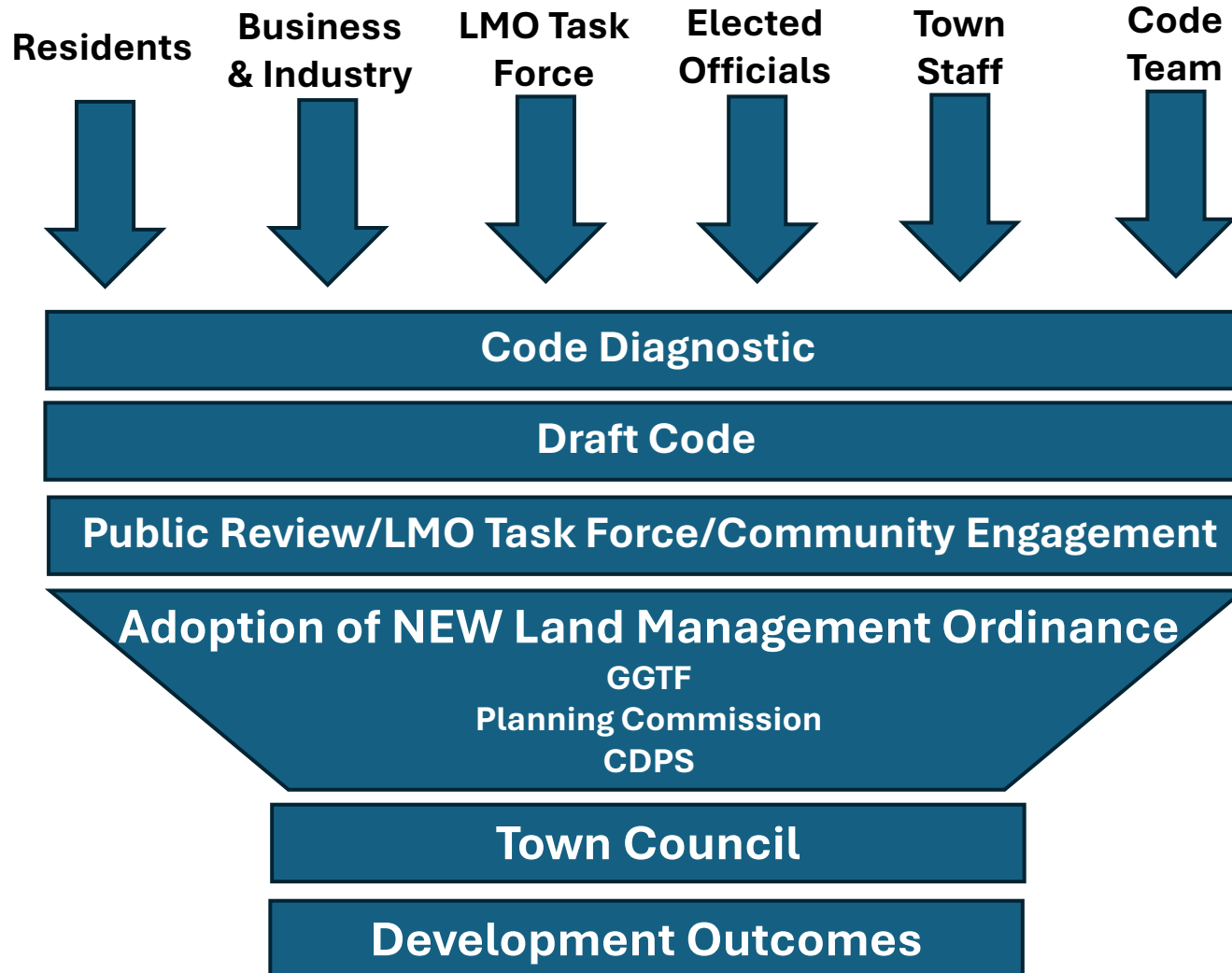
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| 1. Agenda Adoption – Chair | 5 minutes |
| 2. Recap of Previous Meeting – Consultant Team | 5-10 minutes |
| 3. Discussion – Facilitated by Consultant Team | 70-90 minutes |
| 4. Preview of Upcoming Meeting Focus – Consultant Team | 5-10 minutes |
| 5. Closing and Adjourn – Chair | 5 minutes |



LMO AMENDMENT PROCESS



Defining Roles & Development Outcomes





Proposed Review & Approval Timeline

- **January 2026**
 - LMO Task Force Meetings
- **February 2026**
 - LMO Task Force Meetings
- **March 2026**
 - LMO Task Force Meetings
 - Town Council Workshop
- **April 2026**
 - LMO Task Force Meetings
- **May 2026**
 - LMO Task Force Meetings
- **June 2026**
 - Town Council Workshop
 - Gullah Geechee Task Force Meeting
- **July 2026**
 - Planning Commission Meetings
- **August 2026**
 - Community Development & Public Services Committee Meeting
- **September 2026**
 - Town Council First Reading
- **October 2026**
 - Town Council Second Reading



MEETING SCHEDULE



Town of Hilton Head Island
Land Management Ordinance Task Force
2026 Meeting Schedule

Proposed

All meetings will be held in Benjamin M. Racusin Council Chambers at Town Hall, One Town Center Court, unless otherwise posted. Changes to meeting dates, times and/or the location will be posted.

PUBLIC MEETING DATES	MEETING TIMES
Monday January 26, 2026	5:00 p.m.
Thursday February 5, 2026	5:00 p.m.
Thursday February 26, 2026	5:00 p.m.
Thursday March 5, 2026	5:00 p.m.
Thursday March 26, 2026	5:00 p.m.
Monday April 13, 2026	5:00 p.m.
Thursday April 23, 2026	5:00 p.m.
Thursday May 7, 2026	5:00 p.m.
Thursday May 21, 2026	5:00 p.m.



NEXT MEETING



Next Meeting

➤ **Next Meeting: January 26, 2026 @ 5pm**

- LMO Table of Contents
- Code Introduction



QUESTIONS

