



Town of Hilton Head Island

Land Management Ordinance Task Force Meeting

Monday, January 26, 2026, 5:00 PM

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

The meeting can be viewed on the [Town's YouTube Channel](#), the [Beaufort County Channel](#), and Spectrum Channel 1304.

1. **Call to Order**
2. **Adoption of the Agenda**
3. **Approval of the Minutes**
 - a. Regular Meeting Minutes of January 6, 2026.
4. **Unfinished Business**
5. **New Business**
6. **Workshop Discussion**
 - a. Introduction of Staff and Consultants
 - b. Land Management Ordinance Project Overview
 - c. General Discussion
 - d. Next Meeting Agenda
7. **Public Comment**
8. **Adjournment**

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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 LAND MANAGEMENT ORDINANCE TASK FORCE MEETING Tuesday, January 6, 2026, 5:00 PM Minutes

1. Call to Order

Chair Steve DeSimone called the meeting to order at 5:00 p.m.

In attendance: Chair Steve DeSimone, Vice-Chair Tammy Becker, Judd Carstens, Patsy Brison, Tom Henz, Cliff McMackin, Bill Dix, Courtney Struna, Peter Kristian, Eric Brehm, James Wedgeworth, Mike Alsko, Lola Campbell, Brian Kinard, Ciaran Storan, Edwina Dunlap, Gregg Russell, Barbara Banaszynski, Lavon Stevens, Louis Johnson, Shawn Leiningner, Marc Orlando.

2. Adoption of the Agenda

A motion was made to adopt the agenda. The vote passed unanimously, 20-0.

3. New Business

- a. Review of Land Management Ordinance Task Force and Land Management Ordinance Update Process

Mayor, Alan Perry, spoke to the need for the task force and his appreciation for everyone involved. Each member introduced themselves and their relevance to the task force. Planning Director, Zac Gordon, gave a presentation detailing the purpose of the task force and the expectations of the members, as well as a timeline for the update process moving forward.

Chair DeSimone reminded members that external communications regarding Task Force matters should be coordinated through the chair to ensure alignment with group decisions.

The floor was opened to member question and comment.

4. Public Comment

Citizen Linda Harrington addressed the Task Force with concerns about the committee's ability to reach consensus, referencing challenges encountered in past Land Management Ordinance update attempts.

5. Adjournment

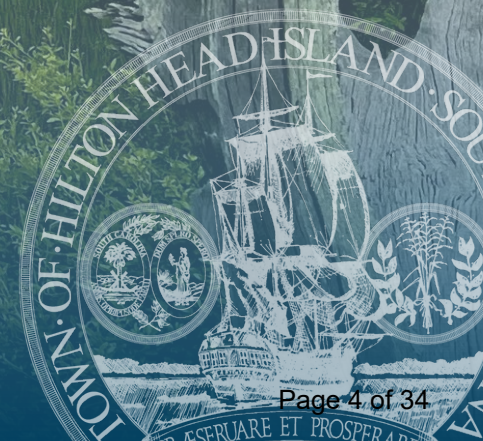
Chair DeSimone requested a motion to adjourn the meeting at 6:02 p.m. Committee member Johnson motioned to adjourn. Vice-Chair Becker seconded the motion. The motion passed unanimously.



TOWN OF HILTON HEAD ISLAND

LMO Task Force Meeting #2

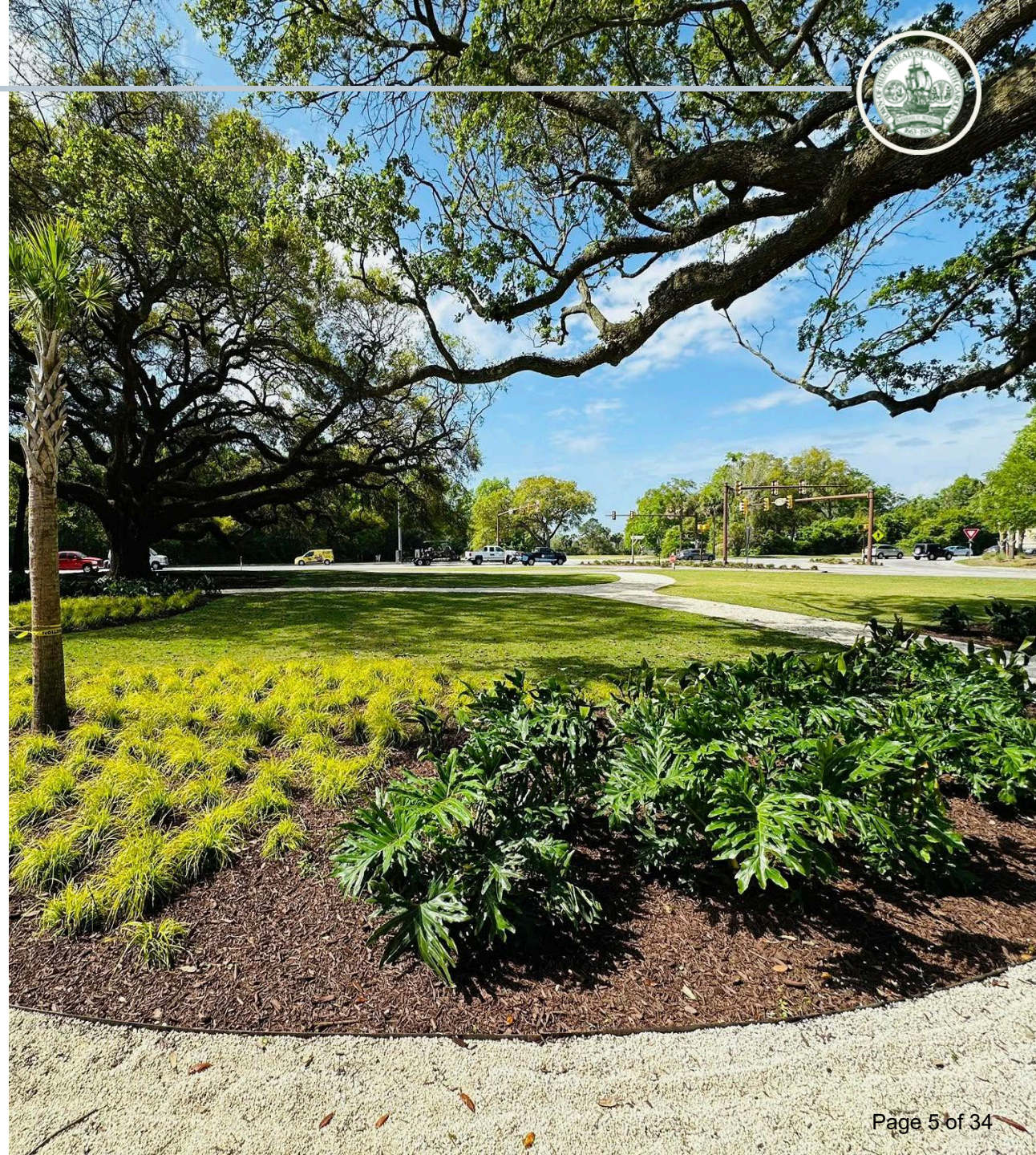
January 26, 2026





Meeting #2 Agenda

- Introduction of Staff and Consultants
- Land Management Ordinance
Project Overview
- General Discussion
- Next Meeting Agenda





Consultant Team



Denise Grabowski

Facilitator, Principal

symbioscity

<https://www.symbioscity.com/>



Brad Strader

Quality Control/Review Assistance

C2G

<https://itsc2g.com/>



Christy Dodson

Code writer, Associate Principal

Code Studio

<https://www.code-studio.com/>



David Jirousek

Co-Project Manager

Horizon Planning

<https://horizon-planning.com/>



Ground Rules for Discussion



Ground Rules for Discussion

Denise Grabowski, Facilitator, Principal,
symbioscity

The Process



Keep an open
mind



Respect all
opinions



Hear *and* listen



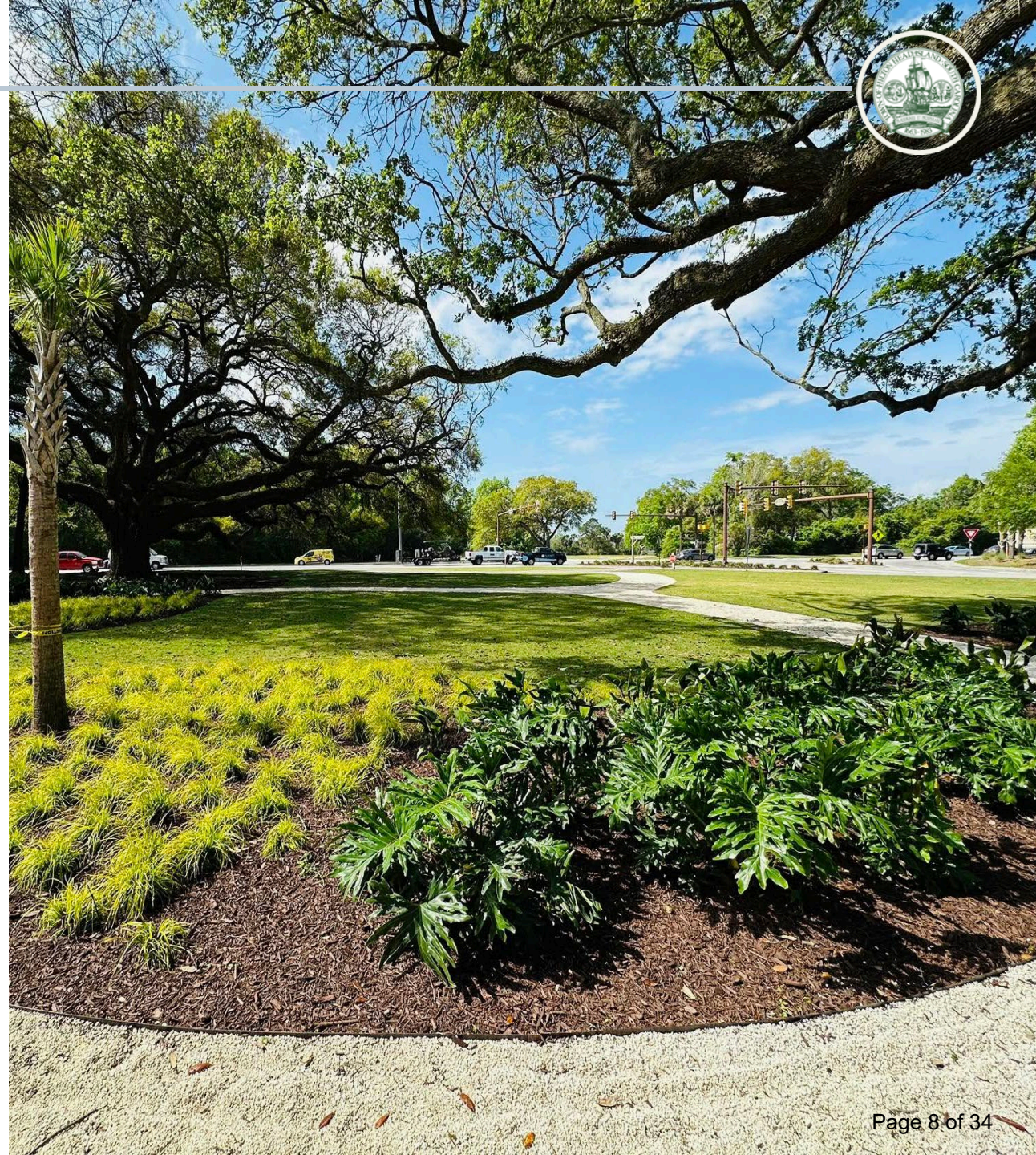
Stay on task!



Consensus-
based process



“Bike rack” for
side topics





Ground Rules for Discussion

Denise Grabowski, Facilitator, Principal,
symbioscity

- Focus on key areas to build consensus**

 - Open discussion

 - Interactive polling

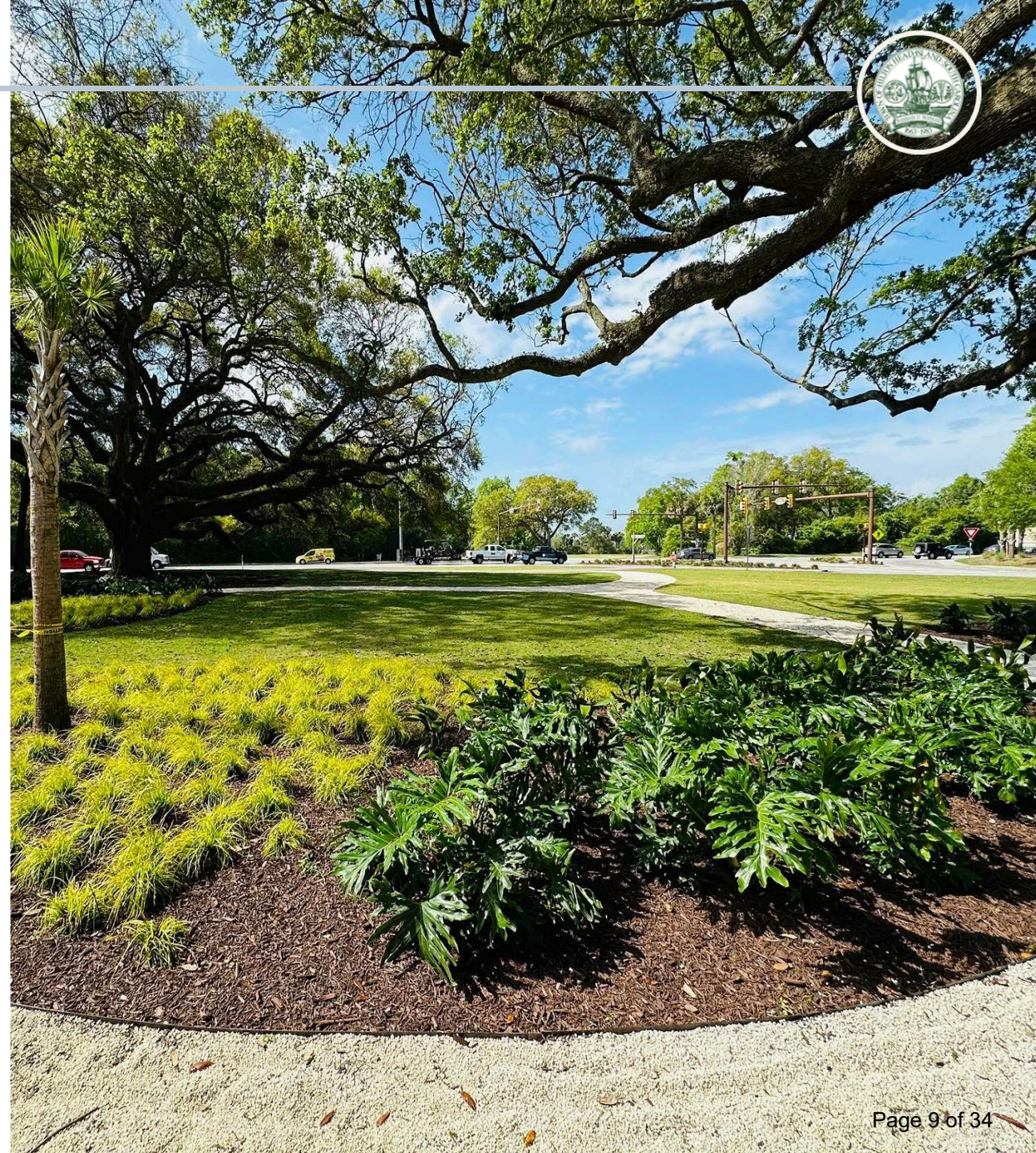
 - Breakout groups

- Don't agree? That's okay!**

 - Provide an alternative

 - Explain your "why"

- Vote at major milestones**





Project Background and Framework



GOAL #1

Protect Island Character Through Managing Growth

Preserve Hilton Head Island's unique environmental, cultural, and community character through thoughtful and intentional management of growth. Align land use policies, regulatory tools, community design standards, and preservation strategies to guide future development — ensuring it reflects the values and expectations of the Island's residents while enhancing long-term quality of life.

Strategy

Advance a coordinated, long-term approach to managing growth by implementing a comprehensive growth management framework. This strategy will align land use regulations, planning tools, land acquisition efforts, and capital improvement program investments to preserve Hilton Head Island's distinctive identity — while supporting sustainable development and protecting the Island's natural and cultural resources.

Action Items

		FY26	FY27	FY28
	1.1 Assess adoption of a moratorium limited in time and limited to the following uses: <ul style="list-style-type: none"> • Timeshares/Interval Occupancy • Short-term Rentals • Major Subdivisions 			
	1.2 Update the Land Use Element of the Comprehensive Plan to address development trends, community values, and strategic growth priorities by incorporating the following: <ul style="list-style-type: none"> • A Growth Framework Map to guide where and how development should occur • A Future Land Use Map to guide zoning and infrastructure investments • A Greenprint Map to guide preservation of open space, protect natural resources, and balance environmental conservation with development needs 			
	1.3 Adopt District Plans as an Amendment to the Comprehensive Plan for the following districts: <ul style="list-style-type: none"> • Skull Creek District • Main Street District • Mid-Island District • Parkway Arts District • Marshes District • Bridge to Beach District • Chaplin District • Forest Beach District 			
	1.4 Update the Land Acquisition Manual to align with the Comprehensive Plan and provide more descriptive title to the manual and elements			
	1.5 Update the Design Guide and align with the updated Land Management Ordinance			
	1.6 Update the Land Management Ordinance (LMO) to align with District Plans and Comprehensive Plan			

GOAL #1

Protect Island Character Through Managing Growth

Action Items

		FY26	FY27	FY28
1.7	Update Town Municipal Code to address the following: <ul style="list-style-type: none"> • Beach Parking • Beach Park Rules • Park Rules • Short-Term Rental Rules • Administrative Citations • Fireworks • Noise • Special Events • Abandoned Boats • Refuse and Recycling 			
1.8	Advance Land Acquisitions to support Comprehensive Plan and Strategic Action Plan objectives			
1.9	Collaborate with Beaufort County, regional agencies, and state partners to protect and manage growth			
1.10	Complete the 5-year review of the Town's Comprehensive Plan			
1.11	Enhance coordination among Town Staff and Town Council Board, Commission, and Committee appointments to improve efficiency, consistency, and quality assurance of the Development Plan Review Program			

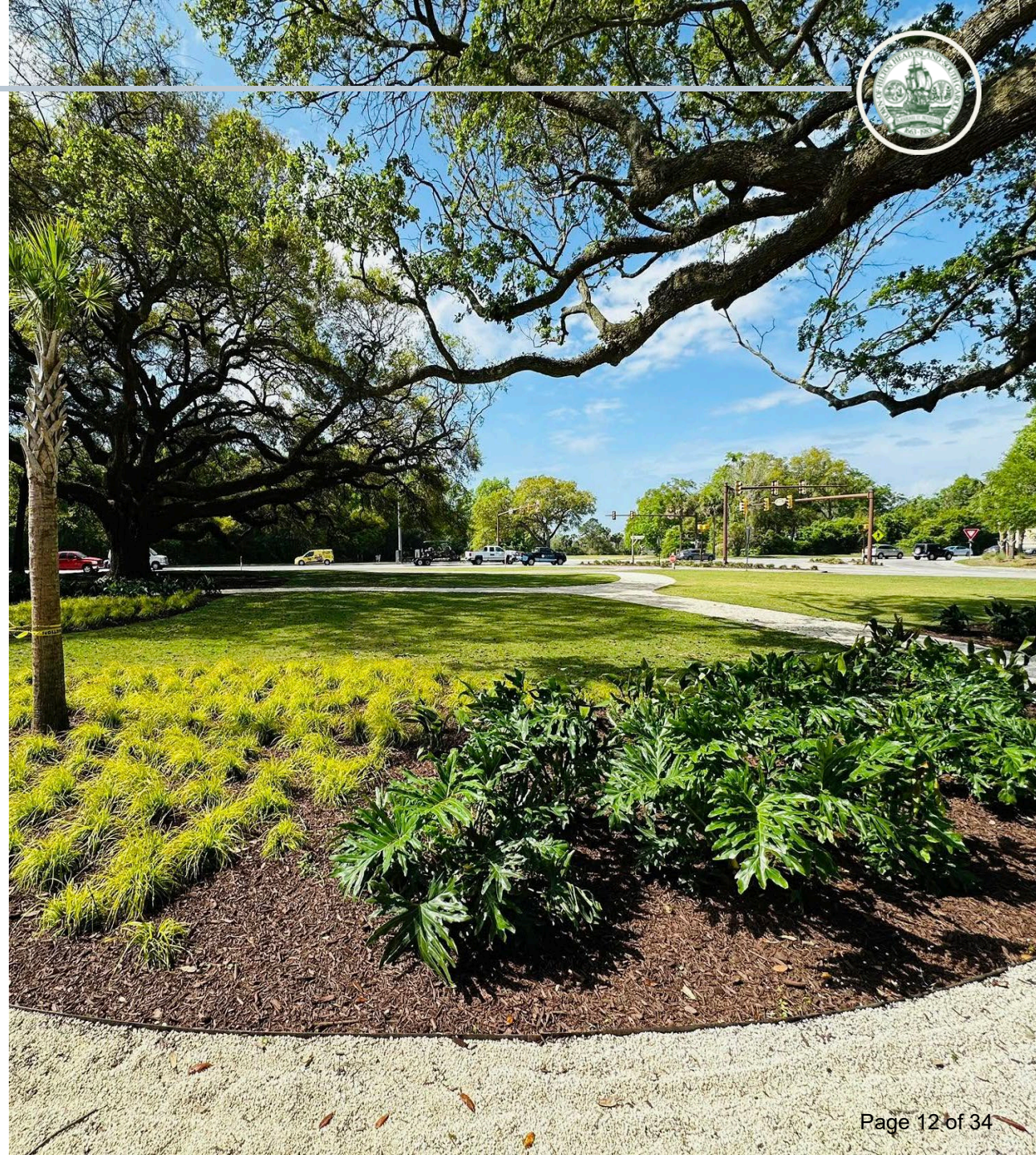
Key Performance Indicators

- Adoption of the Comprehensive Plan Amendments
- Adoption of the District Plans
- Adoption of the Land Management Ordinance
- Adoption of Town Municipal Code Amendments
- Number of acres acquired, peak hour trips reduced, and development units reduced annually, that support Comprehensive Plan priorities (e.g., open space, parks, housing, resilience, transportation, or public facilities)
- Percentage of applicable Town staff and appointed board members who completed annual training related to development review, land use, and design standards
- Percentage of applications reviewed within the defined target customer service time frame
- Survey-based satisfaction rating (e.g., % of residents who agree that new development reflects Hilton Head Island's character)



Project Background

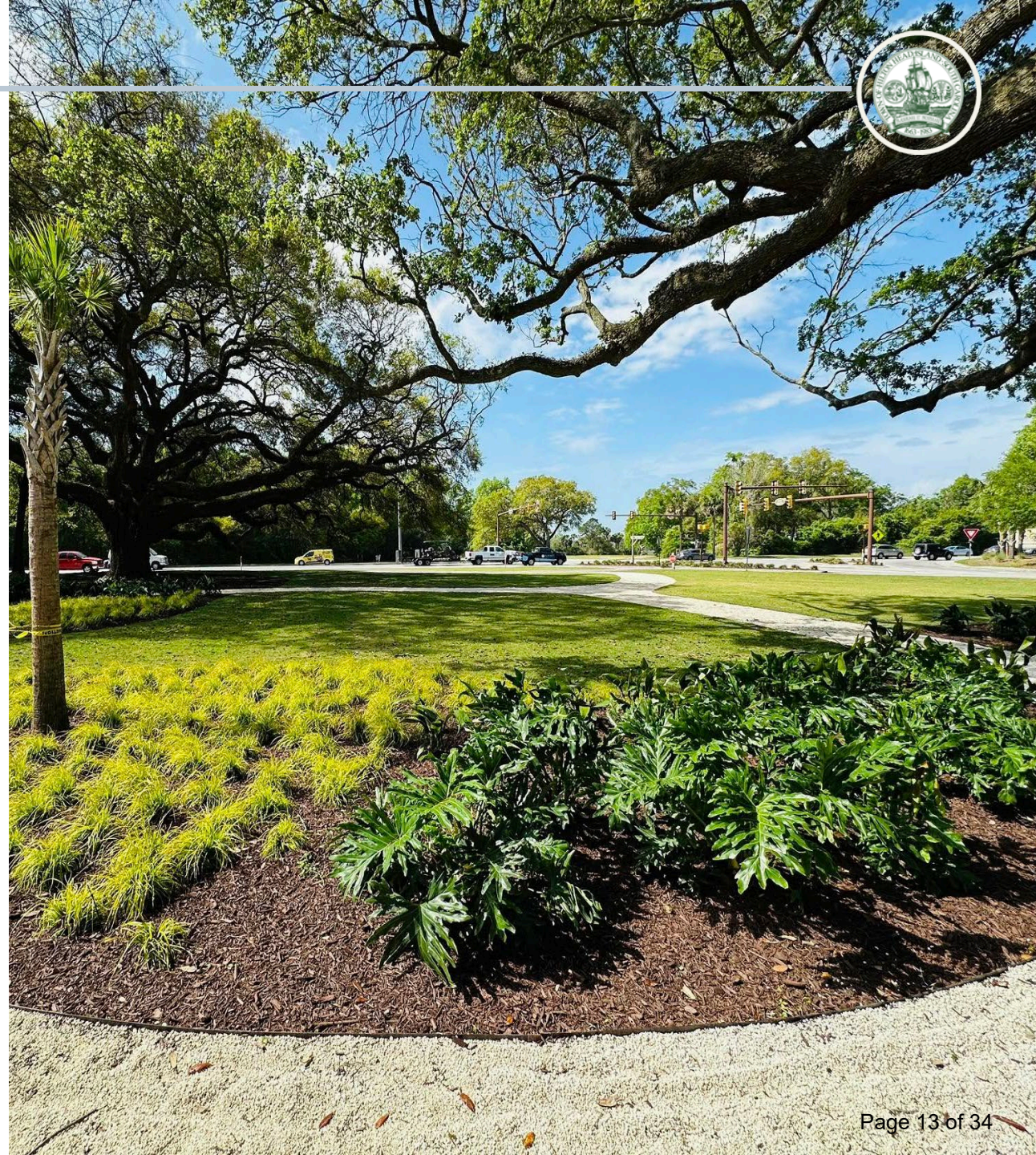
- Project began in 2021 with community feedback
- LMO Diagnostic completed in 2023
- LMO update began in 2024
- LMO Task Force created in Sept. 2025
- Purpose of Task Force: Review and make Recommendations on LMO Amendments
- Public input – LMO update
 - Make easier to understand and use
 - Maintain high quality design standards
 - Clear and Consistent Regulations
 - Preserve Island Character
- Significant LMO changes have already been made. LMO update to address remaining issues.





Project Framework

- Code Studio: LMO Review and Diagnostic
- Three (3) Categories of Amendments:
 - Editorial
 - Minor Change
 - Major Change
- Focus of Task Force will be on “Major” changes.
- We are creating a comprehensive list of all proposed substantive changes to the LMO and will draw from that list as we move through the Task Force review process.





Land Management Ordinance 101



An Introduction to Zoning



Zoning in the Town of Hilton Head Island is regulated through the **Land Management Ordinance (LMO)**.



Where to Find the LMO

Hilton Head Island, SC

Municode Codification

Search or jump to

NOTIFICATIONS SIGN IN HELP Select Language Powered by Google Trans

Publications

Code of Ordinances

Online content updated on March 18, 2025

BROWSE » DOWNLOAD PDF

Land Management Ordinance

Online content updated on January 22, 2024

BROWSE » DOWNLOAD PDF

Documents

MuniDocs

BROWSE »

MuniDocs contains documents as designated by Hilton Head Island.

One Town Center Court, Hilton Head Island, SC 29928

www.hiltonheadislandsc.gov

No Title

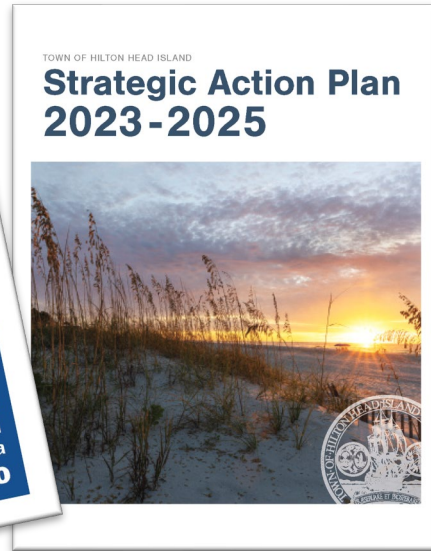
https://library.municode.com/sc/hilton_head_island/codes/land_management_ordinance



What is Zoning?



Regulations Should Implement the Vision



Municipal Code of Ordinances
Regulating the Built Environment

Site Regulations:	Building Regulations:
<ul style="list-style-type: none"> - Comprehensive and District Plans - Land Management Ordinance 	<ul style="list-style-type: none"> - Building Codes - Fire Codes

Plan **creates a vision** for Hilton Head Island

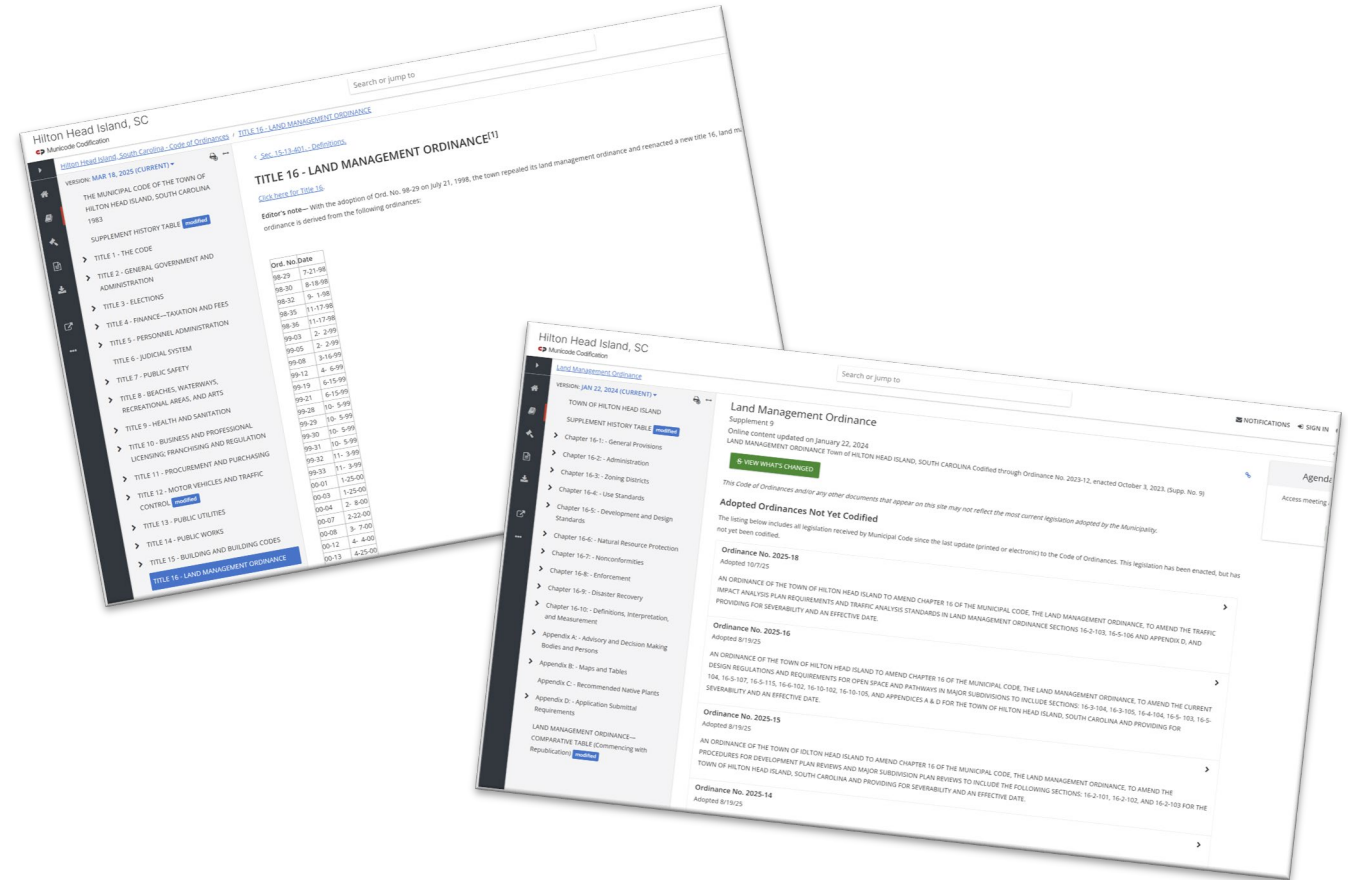
Zoning is one **tool to implement** plans



LMO is a Unified Code

All regulations impacting development are grouped together into the same Chapter, including:

- Administration
- Zoning Districts
- Uses
- Development Standards
- Subdivision
- Tree Protection
- Stormwater





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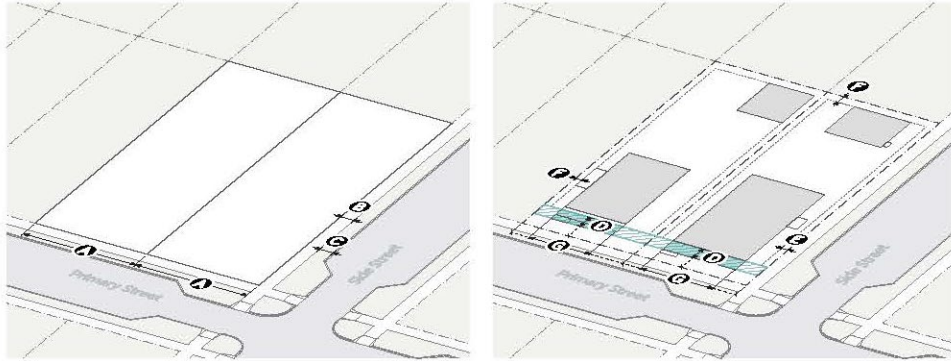
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Supplementary Documents:
User Guide
Applications Manual
Design Guidelines

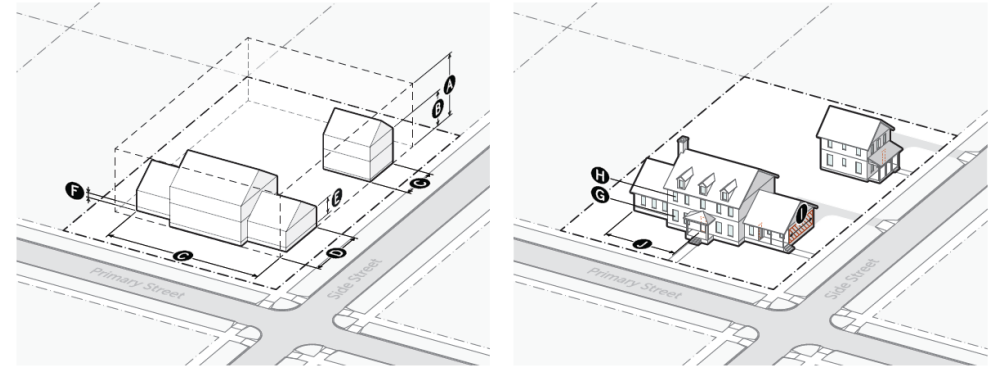


Elements of the LMO: Rules and Regulations

Rules and regulations for what can be built and how property can be used



Sites

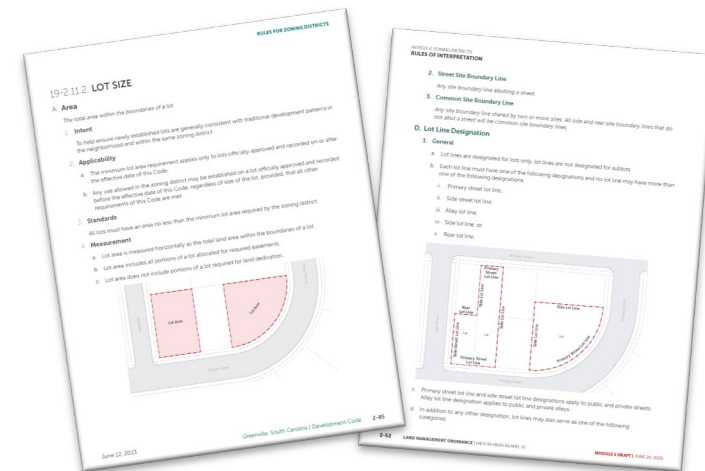


Buildings

19-3.2.2. USE TABLE

Use Category Specific Use	HOUSE-SCALE		NEIGHBORHOOD-SCALE			COMMUNITY-SCALE		MIXED USE			SHOPFRONT MIXED USE			BUSINESS	INDUSTRIAL	SPECIAL	Use Standards											
	RH-A	RH-B	RH-C	RH-D	RN-A	RN-B	RN-C	RN-D	RC-2	RC-3	RC-5	MX-2	MX-3	MX-5	MX-D	MXS-2		MXS-3	MXS-5	MXS-D	BG	BH	IX	IG	CV	CM	PK	
RESIDENTIAL USES																												
Household Living																												
Single-unit living	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 3.4.2.A
Accessory dwelling unit	P*	P*	P*	P*																								Sec. 3.4.2.A
Multi-unit living	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P*	P*	P*	P*	P	P	P	P	P	P	P	P	Sec. 3.4.2.A
Manufactured home park	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sec. 3.4.2.A
Group Living																												
General group living	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
PUBLIC AND INSTITUTIONAL USES																												

Uses

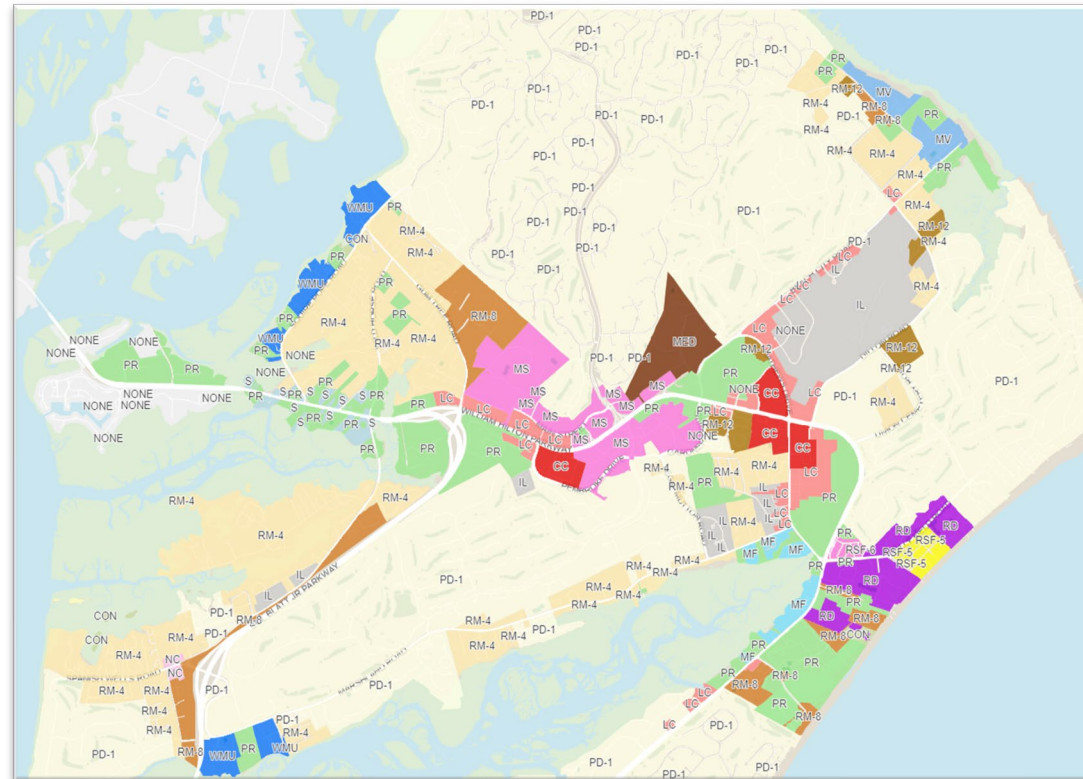


Rules and Definitions



Elements of the LMO: Zoning Map

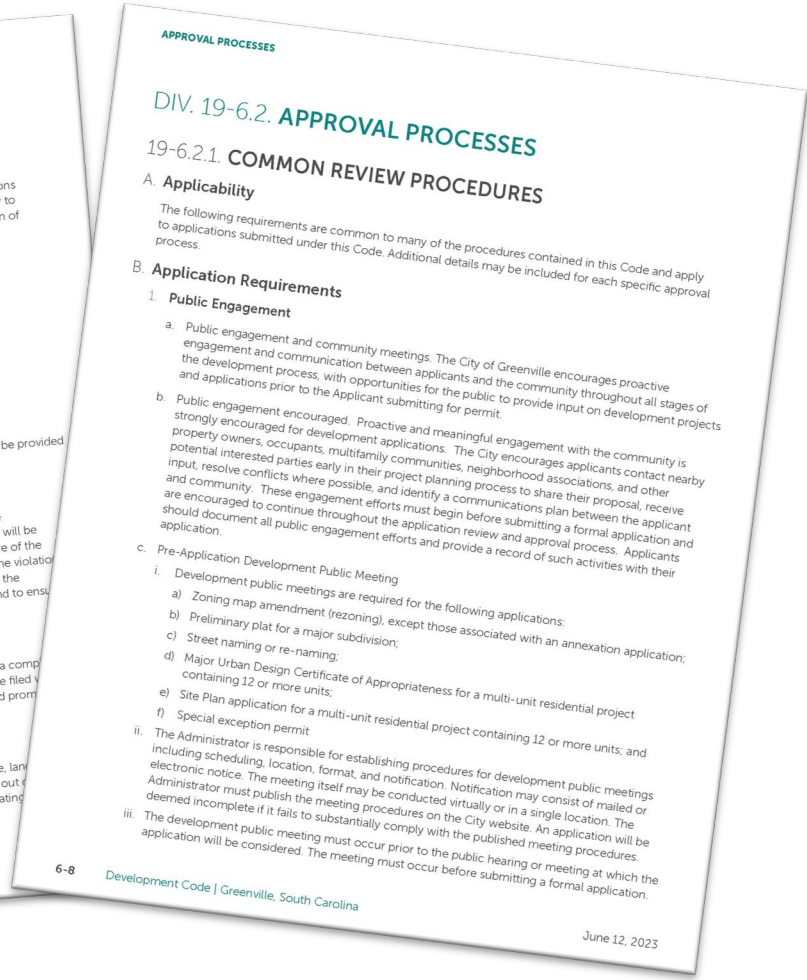
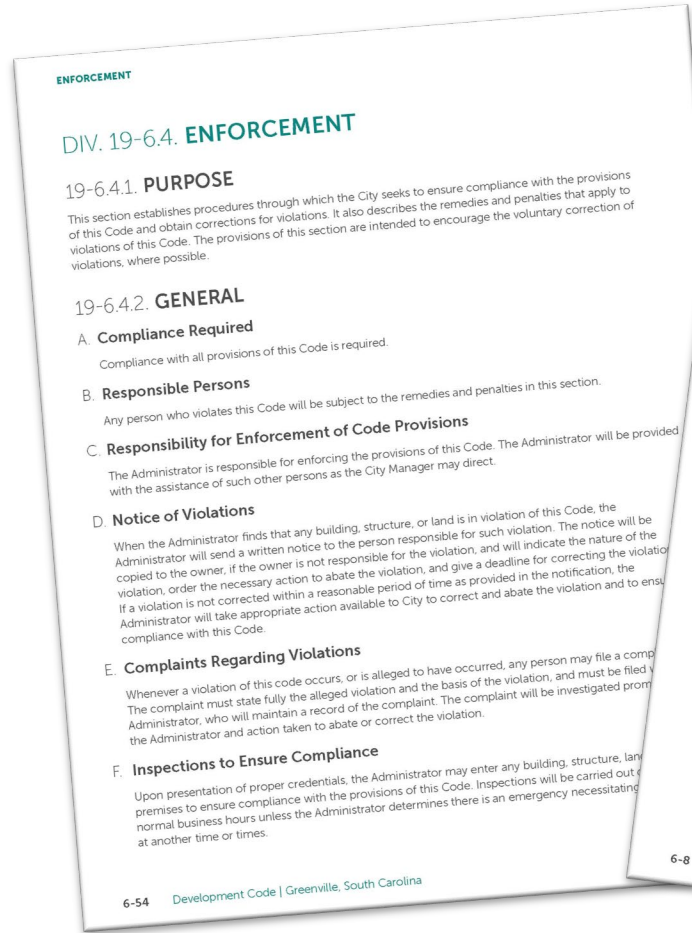
Divides the city into districts, each representing a different set of land uses and scale of buildings





Elements of the LMO: Procedures

Zoning procedures that govern the built form and use of private land





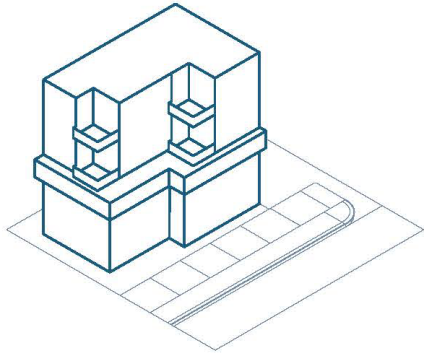
Locally Informed Rules, Regulations, and Procedures

- The LMO Will be Reflective of **Local Context**
- **Context** is explored and defined during the planning process



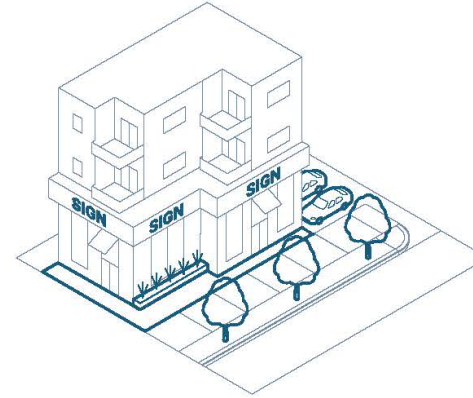


How Will the LMO Regulate Development?



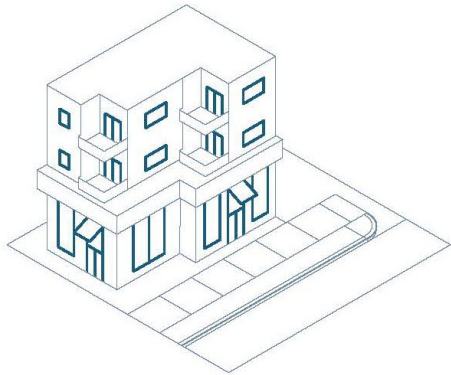
FORM

Regulates building scale and setbacks



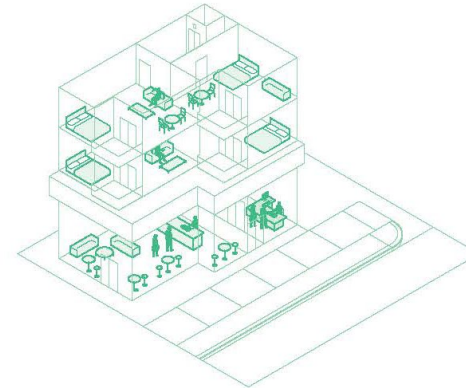
SITE

Regulates site design



FRONTAGE

Regulates how a building relates to the 'public realm'



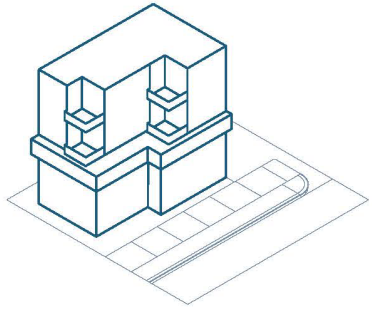
USE

Regulates activities on a lot



How Will the LMO Regulate Development?

Zoning Districts



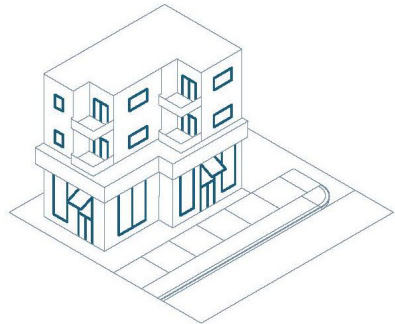
FORM

Regulates building scale and setbacks



Height and Massing

- Height of building
- Step-backs from street
- Setbacks from neighboring properties



FRONTAGE

Regulates how a building relates to the 'public realm'



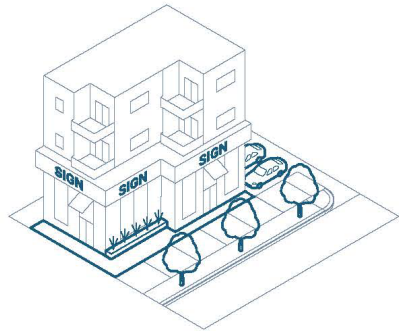
Frontage

- Amount and type of windows
- Number and location of doors



How Will the LMO Regulate Development?

Subdivision + Site Standards



SITE

Regulates site design



Parking

- On-site or shared parking
- Parking Location

Signage

- Building signage
- Site signage

Lighting

- Building lighting
- Site lighting

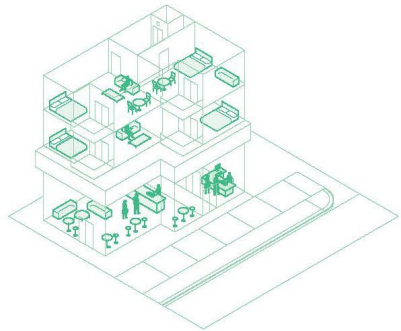
Landscaping

- Buffers and screening



How Will the LMO Regulate Development?

Use Permissions + Standards



USE

Regulates activities on a lot



Mix of Uses

- Permitted uses

Active Uses

- Ground floor uses

Dwelling Units

- Density



Key Takeaways

- Zoning **implements a plan** by applying regulations to development
- Zoning usually includes a set of standard elements that **regulate built form and land use**
- Standards elements are packaged into **zoning districts**, which are applied using a **map**
- Zoning outlines the **process and procedure** for approving development activity
- Regulations and standards set by **local context**

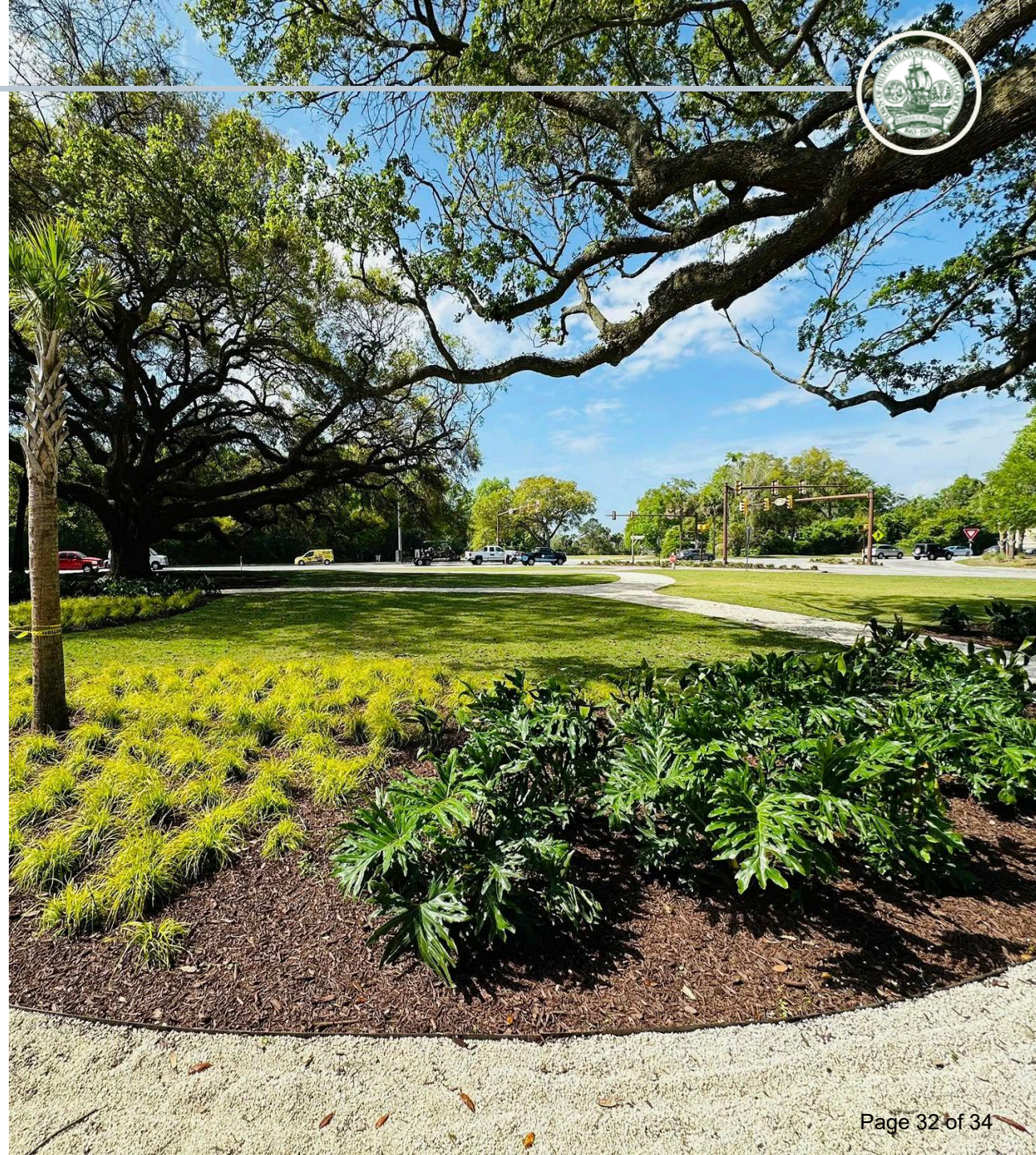


Interactive Activity



Interactive Activity

Denise Grabowski, Facilitator, Principal,
sybioscity





Next Meeting Agenda

Next Meeting

Feb. 5th

