



Town of Hilton Head Island

Land Management Ordinance Task Force Meeting

Thursday, February 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 26, 2026
4. **Workshop Discussion**
 - a. Review and Discussion of Land Management Ordinance Priority Amendments
5. **Public Comment - Non Agenda Items**
6. **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.

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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
Monday, January 26, 2026, 5:00 PM
Minutes**

1. Call to Order

The meeting was called to order at 5:00 p.m.

In attendance: Chair Steve Desimone, Vice Chair Tammy Becker, Patsy Brison, Tom Henz, Judd Carstens, Louis Johnson, Lavon Stevens, Ray Warco, Eric Brehm, James Wedgeworth, Mike Alsco, Cliff McMackin, Barbara Banaszynski, Bill Dix, Courtney Struna, Peter Kristian, Brian Kinard, Lola Campbell, Gregg Russell, Edwina Dunlap, Ciaran Storan and Marc Orlando, Town Manager.

2. Adoption of the Agenda

Vice Chair Becker made a motion to adopt the agenda. Patsy Brison seconded that motion. Motion passed unanimously, 21-0.

3. Approval of the Minutes

a. Regular Meeting Minutes of January 6, 2026.

Lavon Stevens made a motion to approve the regular meeting minutes of January 6, 2026. Vice Chair Becker seconded. The motion was passed unanimously, 21-0.

4. Unfinished Business

There is no unfinished business.

5. New Business

There is no new business.

6. Workshop Discussion

a. Introduction of Staff and Consultants

Denise Grabowski, a meeting facilitator from Symbioscity, introduced herself and provided best practices that she will use to ensure a free flow of discussion and development of a consensus of ideas among the group. Christy Dodson was introduced as a consultant working with Code Studio. Ms. Dodson noted that the goal of Code Studio is to update the LMO in a way that clearly aligns with the character of the island.

b. Land Management Ordinance Project Overview

Zac Gordon, Planning Director, presented objectives for this meeting, framing the history of the Land Management Ordinance (LMO) and the goals for the Task Force regarding

the LMO. Marc Orlando, Town Manager, described how the objectives relate to Town Council's goals, as defined in the Strategic Action Plan. Mr. Orlando discussed action items and key performance indicators from the Strategic Action Plan for FY 2026-2028 that the Task Force should give the most consideration to, including two major deliverables, an amendment to the LMO and another to the zoning map. Background on the project was provided alongside current and future goals.

c. General Discussion

The group discussed the need for a uniform definition of "island character" and how the current Design Guide outlines this and provides a framework for design implementation. Members discussed the importance of the natural environment in shaping architecture. Additionally, members highlighted the Gullah Geechee culture in the shaping of the island's aesthetics and wanted to ensure that the parameters of the LMO were applied fairly across all communities. Further discussion concluded that the LMO is a governing document that is applicable to all zoning districts on Hilton Head Island and that Planned Unit Developments would not be an exception.

d. Next Meeting Agenda

Town Manager Orlando stated the need to address the 2014 LMO rewrite and the unintended consequences that have impacted development. It was noted that several issues have been addressed through amendments since that rewrite and the remaining would be corrected in the LMO Update. Chair DeSimone requested cancellation of the February 5 meeting. With no objections, the Task Force will reconvene on February 26, 2026.

7. Public Comment

There was no public comment.

8. Adjournment

Chair DeSimone requested a motion to adjourn. Louis Johnson so moved. Tamara Becker seconded. The motion was passed unanimously, 21-0. The meeting was adjourned at 6:40 p.m.

The full recording and a transcript of this meeting can be found on the Town's website at www.hiltonheadislandsc.gov



TOWN OF HILTON HEAD ISLAND

Land Management Ordinance Task Force

TO: Land Management Ordinance Task Force
FROM: Zac Gordon, AICP, Planning Director
CC: Marc Orlando, ICMA-CM, Town Manager
Shawn Leininger, AICP, Deputy Town Manager
DATE: February 26, 2026
SUBJECT: Land Management Ordinance Amendments

PURPOSE:

This memorandum provides the Land Management Ordinance (LMO) Task Force with background, context, and the proposed path forward to complete the 2026 update to the LMO. It outlines the guiding framework and clarifies how the current effort represents the culmination of several years of focused amendments rather than the beginning of a new overhaul.

It also clarifies the format and intent of upcoming meetings. The goal of the next several meetings is to systematically walk through the attached materials and remaining amendments in detail. This will be a working review process conducted over multiple sessions. As a result, there will not be a formal PowerPoint presentation provided. Instead, Town staff will display the attached documents and any photos, graphics, and other supporting materials as necessary to facilitate discussion and informed decision-making.

BACKGROUND & PROGRESS TO DATE:

Several years ago, Town staff committed to a comprehensive review and modernization of the LMO to better address development impacts, island capacity, environmental protection, and long-term quality of life.

Since that time, Town staff have taken a deliberate and measurable approach to implementation. Rather than waiting for a single large-scale rewrite, 18 targeted amendments to the LMO and Town Code have been adopted since 2023 to respond to immediate community concerns and policy direction from Town Council. These amendments have addressed:

1. Development intensity and compatibility;
2. Infrastructure capacity and transportation impacts;
3. Environmental protection and tree preservation;
4. Community design standards; and
5. Growth management and quality-of-life considerations.

This body of work represents substantial progress toward modernization of the ordinances.

The cumulative amendments adopted since 2023 – together with the remaining priority amendments now before the LMO Task Force – will functionally complete a comprehensive update of the LMO in a more strategic, transparent, and implementable manner.

To support this review:

1. Attachment 1 identifies 2014 LMO amendments that are relevant to the current priority amendment process, amendments adopted since 2014, the remaining amendments required to complete the 2026 LMO Update and items for future consideration.
2. Exhibit A to Attachment 1 identifies draft best practice subdivision regulations for Hilton Head Island.

ROLE OF THE LMO TASK FORCE:

The LMO Task Force was established by Town Council in September 2025 and charged with reviewing and making recommendations regarding regulations governing:

1. Land use and zoning;
2. Subdivision and development standards;
3. Design and site planning; and
4. Related implementation provisions of the LMO update.

The LMO Task Force serves as a critical advisory body to Town staff, the Planning Commission, and Town Council to ensure that the final ordinance reflects community priorities, sound planning practice, and regulatory clarity.

GUIDING PRINCIPLES FOR THE 2026 LMO UPDATE:

The following principles frame the completion of the LMO update and will continue to guide Town staff analysis and LMO Task Force review:

1. **Environmental Stewardship**

Preserve and enhance natural resources—including trees, wetlands, green space, and coastal systems—while promoting sustainable development practices that support long-term ecological health.

2. **Community Character and Aesthetics**

Maintain the distinctive architectural and cultural identity of the island and reinforce the visual quality of established neighborhoods and commercial districts.

3. **Sustainable and Context-Sensitive Development**

Balance appropriate growth with conservation of natural landscapes and provide resilient infrastructure capable of adapting to environmental and coastal challenges.

4. **Quality of Life and Accessibility**

Ensure that land use and zoning regulations provide a range of housing opportunities, support efficient and reliable transportation systems, and maintain access to recreational and civic spaces. Evaluate development projects with attention to how they serve all residents and businesses.

5. **Economic Vitality**

Support a diverse and resilient local economy by fostering innovation, entrepreneurship, workforce sustainability, and responsible tourism aligned with adopted planning documents and strategic priorities.

6. **Community Engagement and Transparency**

Ensure meaningful opportunities for residents, businesses, and stakeholders to participate in the update process and maintain clear, consistent public communication.

7. **Efficient and Effective Governance**

Deliver a streamlined, user-friendly ordinance—both in print and digital form—that improves clarity, predictability, and administrative efficiency while maintaining strong regulatory standards.

REMAINING PRIORITY AMENDMENTS AND REVIEW PROCESS:

Using the guiding principles and the remaining amendments identified in Attachment 1, Town staff will work collaboratively with the LMO Task Force to:

1. Review each remaining amendment in detail.
2. Receive LMO Task Force feedback and recommended refinements.
3. Confirm alignment with adopted policy direction and community goals.

Should you have any questions before the meeting, please contact Zac Gordon, Planning Director, at zacg@hiltonheadislandsc.gov, with copy to Chairman DeSimone at

steved@hiltonheadislandsc.gov. You can also reach Zac Gordon at 854-232-2221 or Town Manager Marc Orlando at 843-384-2532. This will assist Town staff in preparing any additional information that may be needed by the LMO Task Force to provide direction or reach a resolution.

The goal of the LMO Task Force is to reach consensus on the proposed amendments, not unanimous approval of each individual amendment. In this regard, the LMO Task Force will review, discuss, provide direction, and make a recommendation to the Planning Commission and Town Council. To accomplish this, during upcoming meetings the following actions will occur:

1. Staff will present each remaining amendment for discussion.
2. Draft revisions will be refined based on LMO Task Force input.
3. A consolidated draft of all amendments will be returned to the LMO Task Force for verification prior to formal recommendation to the Planning Commission and Town Council where public hearings will be held.

Following LMO Task Force consensus, the amendments will be reviewed following a public hearing process established by State and Town requirements. This includes the following:

1. Recommendations will advance to the Gullah Geechee Land & Cultural Preservation Task Force, which is a subcommittee of Planning Commission.
2. Planning Commission will review and recommend accordingly.
3. Community Development & Public Services Committee will review and recommend to Town Council.
4. Town Council will consider for approval via Ordinance.

Completion of LMO Task Force review and recommendations is anticipated by June 1.

As the work of the Task Force advances, Town staff hopes to see LMO Task Force members support the amendments, including potentially attending these public hearings, and to demonstrate your efforts on this process.

COMMITMENT TO IMPLEMENTATION:

The work completed over the past four years reflects a sustained commitment by Town Council and Town staff to responsibly manage growth, protect environmental resources, and preserve the island's character and quality of life. Finalizing the remaining amendments through this collaborative process will complete a comprehensive modernization of the LMO and position the Town for effective land-use management in the years ahead. Town staff appreciates the continued leadership, time, and expertise of the LMO Task Force and looks forward to working together to complete this important milestone.

ATTACHMENTS:

1. Attachment 1 – Town Code Amendments Related to Growth Management & Current Status of Amendments 2026 LMO Update Topics & Status of Remaining Identified Amendments Table
2. Exhibit A to Attachment 1 – Hilton Head Island Best Practice Subdivision Regulations

ATTACHMENT 1
Town Code Amendments Related to Growth Management & Current Status of Amendments
February 26, 2026

ID	2014 LMO Amendments	Amendments Since 2014 LMO Adoption	Remaining Identified Amendments
A	Natural Resource Protection		
A-1	Wetland Protection <ol style="list-style-type: none"> 1. Allowed 10% administrative reduction in wetland buffer if certain conditions are met. 2. Wetland mitigation that cannot be accommodated on-site changed from being required to be located in the same watershed to being permitted to occur within a watershed on Hilton Head Island. 	LMO <ol style="list-style-type: none"> 1. 2016-07 Added language to better protect vegetation in wetland buffers. 2. 2017-15 Established an actual height to which dune vegetation can be trimmed. 3. 2023-04 Eliminated allowance of administrative waivers. 	Remaining Amendments n/a
A-2	Tree Protection & Planting <ol style="list-style-type: none"> 1. Single-family subdivisions were exempted from minimum tree coverage requirements. 	LMO <ol style="list-style-type: none"> 1. 2016-07 Any clearing or other site disturbance in buffers must have the prior approval of the LMO Official; clarified that the removal of invasive species within a buffer is permitted, buffers must be replanted so that the function of the buffer bis achieved.; and exempted preservation of specimen trees on single-family lots. 2. 2020-02 Required preservation of existing groupings of native plants in buffers. Enhanced planting requirements were adopted to protect trees of specific diameters and heights. Established preservation of significant trees. 3. 2025-13 Eliminated exceptions to specimen tree preservation on single-family lots, lowered size of certain trees to be protected thereby protecting more trees, increased size of replacement plantings, and updated native plant list. 	Remaining Amendments <ol style="list-style-type: none"> 1. Remove exemption for all single-family subdivisions in meeting minimum tree coverage requirements. 2. Require tree removal to be completed in phases – initial tree removal limited to approved access, utility easements and rights-of-way followed by tree removal based on a site-specific tree protection and removal plan approved at the time of building permit being issued. 3. Add clarity to “reasonable efforts” language for preservation of trees by: <ol style="list-style-type: none"> a. Requiring site design adjustments to preserve trees. b. Require tree removal to meet the following criteria: <ol style="list-style-type: none"> i. Property use is impractical without removal, ii. Site features are designed around tree canopies, iii. Removal preserves healthier trees, and iv. Site plan adjustments aren’t feasible, and Tree isn’t in a required setback or buffer. c. If LMO Official determines that criteria are not met, applicant can appeal to the Planning Commission.

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ID	2014 LMO Amendments	Amendments Since 2014 LMO Adoption	Remaining Identified Amendments
B	Zoning Map & Land Use		
B-1	Land Use Table - Generally	<p>LMO</p> <ol style="list-style-type: none"> 1. 2017-06 Allowed conversion of office, restaurant, and other commercial service uses within a residential or hotel structure to a residential or hotel unit provided parking is met and there is no change in footprint. 2. 2021-15 Added Family Subdivision and Family Compound as allowed uses and established application process and standards. 3. 2023-12 Amended the SPC (Sea Pines Circle) District to create the Islanders Mixed Use and associated standards. 	<p>Future Consideration</p> <ol style="list-style-type: none"> 1. Periodically review the use table to align with changing conditions.
B-2	<p>Zoning Map Changes</p> <ol style="list-style-type: none"> 1. Map and text changed to add MV (Mitchelville) district with 12 DU/Ac and maximum height of 75 ft. 2. Bradley Circle neighborhood rezoned from RM-8 (Moderate Density Residential Mixed) district to RD (Resort Development) area. 3. Rezoned areas near the schools and along the Cross Island Parkway from RM-4 (Low to Moderate Density Residential Mixed) district to new RM-8 (Moderate Density Residential Mixed) district. 	<p>LMO</p> <ol style="list-style-type: none"> 1. 2017-17 Rezoned a majority of the Bradley Circle area from RD (Resort Development) district back to RM-8 (Moderate Density Residential Mixed) district. 	<p>Remaining Amendments</p> <ol style="list-style-type: none"> 1. Consider amending the Jonesville Road area zoning from RM-4 (Low to Moderate Density Residential Mixed) district to RSF-3 (Residential Single-Family 3) district establishing a maximum density of 3 du/ac and restrict to single-family use. 2. Consider amending the Bradley Circle area zoning from RM-8 (Moderate Density Residential Mixed) district to reflect the existing single-family use only. 3. Assess the RD (Resort Development) district use and design standards. 4. Consider applying MV (Mitchelville) district to both sides of Mitchelville Road, generally between Baygall and Fish Haul Roads. 5. Consider applying a mixed-use zoning district to the Arrow Road area to allow establishment of a mixture of commercial/residential spaces. <p>Future Considerations</p> <ol style="list-style-type: none"> 1. Create and apply an Arts Campus district to the area surrounding the Arts Center of Coastal Carolina. 2. With adoption of a future Land Use Map (FLUM), establish a Comprehensive Plan Amendment process to align rezonings with the FLUM.

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ID	2014 LMO Amendments	Amendments Since 2014 LMO Adoption	Remaining Identified Amendments
B-3	Timeshare and Lockout Units 1. Timeshare and lockout units (divisible dwelling) removed as permitted uses.	LMO 1. 2017-05 Added timeshares back and permitted in the MV (Mitchelville), RD (Resort Development), and WMU (Waterfront Mixed Use) districts and permitted lockout units of increased size. 2. 2023-06 Removed lockout units from the LMO as a permitted use.	Remaining Amendments 1. Prohibit new timeshare uses. 2. Restrict existing timeshare uses to current locations.
B-4	Short-Term Rentals	Town Code of Ordinances 1. 2022-08 Established short-term rental permit program and associated regulations (definitions, permitting, limits, enforcement, etc.). 2. 2025-09 Established process and authority for issuance of administrative citations for violations of short-term rental (including parking) regulations. 3. 2025-20 Amended the short-term rental ordinance to increase fire safety mechanisms in homes, particularly larger, higher occupancy homes. Prior to occupancy, required permitted short-term rentals to be inspected to ensure compliance with applicable building and fire codes, limited the amount of parking to no more than 6 spaces, with such spaces required to be on-site in approved locations, increased notice of requirements to potential renters, and other enhancements.	Remaining Amendment 1. Consider short-term rental regulations on the west side of North & South Forest Beach and Jonesville area through the LMO amendment process (e.g., location prohibitions, location restrictions based on size, permit caps / no additional, etc.).
B-5	Food Trucks		Remaining Amendments 1. Add regulations for food trucks to ensure clarity on where such uses can and cannot be located and require adherence to site design standards.
B-6	Single Family Use 1. Defined as up to two dwelling units on a lot which changed associated requirements for some developments from multi-family to single family (generally less restrictive).	LMO 1. 2023-06 Definition changed to one dwelling unit per lot.	Remaining Amendments n/a

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ID	2014 LMO Amendments	Amendments Since 2014 LMO Adoption	Remaining Identified Amendments
C	Subdivision & Site Development Regulations		
C-1	Organization of Subdivision Regulations		<p>Remaining Amendments</p> <ol style="list-style-type: none"> 1. Establish a consolidated and organized subdivision regulations section for Major Subdivisions requiring best practice design standards, along with improving the clarity, efficiency, and predictability of outcomes. These include standards for the following: <ol style="list-style-type: none"> a. Environment Protection & Coastal Resilience; b. Transportation, Access, & Traffic Management; c. Pedestrian, Bicycle, & Multimodal Mobility; d. Neighborhood Design & Community Character; e. Parks, Recreation, & Usable Open Space; f. Infrastructure, Utilities, & Resilience; and g. Review Process & Public Interest Protections. <p>See Exhibit A Hilton Head Island Best-Practice Subdivision Regulations for additional detail.</p>
C-2	Transportation	<p>LMO</p> <ol style="list-style-type: none"> 1. 2016-07 Added back to the powers and duties of the Planning Commission the review of required Traffic Impact Analysis plans requiring major mitigation. 2. 2025-16 Added pedestrian connectivity requirements internal to major subdivisions and to public pathways. 3. 2025-20 Revised Transportation Impact Analysis Plan standards to require more developments be subject to regulations, require study of non-signalized intersections, and require more options to mitigate traffic impacts. 	<p>Remaining Amendments</p> <ol style="list-style-type: none"> 1. Require pedestrian connectivity for all development in addition to single-family major subdivisions, both internally on all sites and from the site to external pathways.

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C-3	Stormwater	<p>LMO</p> <ol style="list-style-type: none"> 1. 2015-23 Clarified how on-site stormwater retention is calculated for site redevelopment in new impervious area. 2. 2017-08 Adopts stormwater section updates needed for the Town's NPDES MS4 permit (clarifies covered vs. exempt activities; adds definitions) <p>Town Code of Ordinances</p> <ol style="list-style-type: none"> 1. 2015-25 Creates Chapter 1 of Title 14 relating to stormwater management for NPDES compliance (local stormwater program framework). 	<p>Future Consideration</p> <ol style="list-style-type: none"> 1. Request to examine programs and infrastructure improvements that share or reduce stormwater and sewer costs for smaller scale developments meeting certain requirements. 2. All development must conform to the Town Stormwater Master Plan that is currently being prepared.

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<p>C-4</p>	<p>Density</p> <ol style="list-style-type: none"> 1. Sliding scale added to RM-4 (Low to Moderate Residential Mixed) district allowing density of: <ol style="list-style-type: none"> a. 4 du/ac for sites less than 3 Ac, b. 6 du/ac for sites at least 3 Ac, and c. 8 du/ac for sites at least 5 Ac. 2. Sliding scale added to MF (Marshfront) district allowing density of: <ol style="list-style-type: none"> a. 4 du/ac for sites on major arterials having less than 3 Ac, b. 8 du/ac for sites on major arterials having at least 3 Ac, c. 6 du/ac for sites on other streets having less than 3 Ac, d. 10 du/ac for sites on other streets having at least 3 Ac. 3. RD (Resort Development) district density increased from 8 du/ac to 16 du/ac. 4. Consolidated Single Family Residential Districts resulting in increases in assigned density for the lower intensity Residential Districts of the consolidations (RSF2+RSF3 = RSF3 and RSF4+RSF5=R5). 5. Consolidated commercial and mixed-use districts resulting in increased densities (e.g., OCIL+OL allowing 6,000-10,000 sq ft per acre = LC allowing 10,000 sq ft per acre). 6. Hotel/motel density increased to 35 rooms/acre in every district where this use is allowed. 	<p>LMO</p> <ol style="list-style-type: none"> 1. 2017-17 Rezoned the Bradley Circle area from RD to RM-8 to change the allowed residential density/intensity. 2. 2024-04 Amended the Forest Beach Neighborhood Character Overlay District lowering the floor area ratio (FAR) thereby further limiting the maximum overall number of square feet of a structure. 3. 2020-24 Established workforce housing as a use, and created incentives for the development of such in certain locations, and created standard agreements and restrictive covenants for implementation. 4. Resolution (2025) Amended standard workforce housing agreement and restrictive covenants prescribed in LMO to provide clarity of requirements and alignment with approved workforce housing developments. 5. 2026-01 Amended the MED (Medical) district and Workforce Housing Program to allow the construction of new workforce housing units in that district in support of the Hilton Head Medical Center. 	<p>Remaining Amendments</p> <ol style="list-style-type: none"> 1. Eliminate sliding scale density in the RM-4 (Low to Moderate Residential Mixed) district and replace with a fixed 6 du/Ac. 2. Eliminate sliding scale density in the MF (Marshfront) district and replace with a fixed 8 du/ac. 3. Consolidate and reorganize the Workforce Housing Program regulations to a single location in the LMO. 4. Calibrate the Forest Beach Neighborhood Character Overlay District to address home size, setbacks, buffers, height, etc.
<p>C-5</p>	<p>Open Space Requirements</p> <ol style="list-style-type: none"> 1. Removed minimum open space requirements for all development except major residential subdivisions. 2. Allowed adjacent street buffers and wetlands to be credited towards common open space requirements. 	<p>LMO</p> <ol style="list-style-type: none"> 1. 2025-16 Common Open Space Standards - enhanced definition and requirements for common open space in major subdivisions to ensure shared areas remain functional, well-integrated and 2. accessible; and removed credit for adjacent street and use buffers to be counted toward open space. 	<p>Remaining Amendments</p> <ol style="list-style-type: none"> 1. Increase open space requirements from 16% to 20% for single-family major subdivisions. 2. Require minimum open space for: <ol style="list-style-type: none"> a. Multifamily – 20%, b. Mixed-Use – 15%, c. Commercial – 15%

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C-6	<p>Adjacent Street Setbacks and Buffers Widths</p> <ol style="list-style-type: none"> 1. Allow reduced buffer width options in exchange for more landscaping. <ol style="list-style-type: none"> a. Setback/Buffer along Major Arterial can be reduced from a minimum width of 50 ft to a variable width of 50 ft or 35 ft with additional landscaping. b. Setback/Buffer along Minor Arterial can be reduced from a minimum width of 25 ft to a variable width 40 ft or 25 ft or 15 ft. with additional landscaping. c. Setback/Buffer along Other Streets can be reduced from a minimum width of 20 ft to a variable width of 20 ft or 10 ft with additional landscaping. 2. Administrative reduction for certain zoning districts and conditions ranging from 15-30%. 	<p>LMO</p> <ol style="list-style-type: none"> 1. 2025-13 Increased replanting size requirements. 2. 2023-04 Eliminated allowance of administrative reductions and waivers. 	<p>Remaining Amendment</p> <ol style="list-style-type: none"> 1. Modify setback and buffer reductions on select streets to ensure appropriate and consistent buffering. <ol style="list-style-type: none"> a. Major Arterials = 50 ft, b. Minor Arterials = 40 ft, and c. Other Streets = 20 ft.
C-7	<p>Adjacent Use Setback and Buffers Widths</p> <ol style="list-style-type: none"> 1. Administrative waiver for setbacks and buffers between adjacent properties determined to function together. 2. Setbacks and buffers are not required along shared access easements for non-single-family properties. 3. Adjacent use setbacks and buffers between non-single-family properties are not required. 	<p>LMO</p> <ol style="list-style-type: none"> 1. 2023-04 Eliminated allowance of administrative waivers but kept provisions exempting adjacent use setbacks and buffers between non-single-family properties that function together. 	<p>Remaining Amendment</p> <ol style="list-style-type: none"> 1. Establish side and rear minimum buffers of 10ft for non-single-family properties regardless of adjacent use or zoning.
C-8	<p>Lot Design Standards</p> <ol style="list-style-type: none"> 1. Densities increased resulting in smaller lots. 	<p>LMO</p> <ol style="list-style-type: none"> 1. 2020-16 Additional development standards were added for zero lot line (townhome) development including open space, lot size, impervious coverage, and other requirements. 2. Pending – Modification of the Holiday Homes Neighborhood Character Overlay standards to ensure development outcomes better reflect character of the neighborhood by reducing allowed impervious coverage and eliminating reduced setback standards 	<p>Remaining Amendments</p> <ol style="list-style-type: none"> 1. Add minimum lot widths specific to each residential zoning district of 40-50 ft. 2. Increase minimum setback requirements, particularly side and rear setbacks - currently 5 ft in most districts 3. Eliminate allowed encroachments into setbacks. 4. Establish maximum impervious coverage for each zoning district. 5. Define and limit pervious credit to 50% for pervious systems such as pavers.

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ID	2014 LMO Amendments	Amendments Since 2014 LMO Adoption	Remaining Identified Amendments
C-9	<p>Building Design Standards</p> <ol style="list-style-type: none"> 1. Administrative waivers approved to allow increase in building height up to 10% above maximum height. 	<p>LMO</p> <ol style="list-style-type: none"> 1. 2016-07 Added 45 ft maximum height to single family residential in the RD (Resort Development) District. 2. 2021-05 Amended the flood zone standards to align with new FEMA NFIP Maps including changing the basis of measurement for building height: <ol style="list-style-type: none"> i. From base flood elevation if located in a flood zone or pre-development grade if not located in a flood zone; ii. To 14 ft above mean sea level for residential or 11 ft above mean sea level for non-residential. 3. 2023-04 Amended the basis of measurement for building height: <ol style="list-style-type: none"> i. From 14 ft above mean sea for residential and 11 ft above mean sea level for non-residential ii. To the higher of 13 ft above mean sea level for residential and 11 ft above mean sea level for non-residential or pre-development grade. <p>Eliminated ability to obtain variances to use/density/height regulations and eliminated allowance of administrative waivers.</p> 4. Pending – Modification of the Holiday Homes Neighborhood Character Overlay standards to ensure development outcomes better reflect character of the neighborhood by reducing maximum floor area of home, lowering height limits, and establishing a maximum number of stories. 	<p>Remaining Amendments</p> <ol style="list-style-type: none"> 1. Add measurement for height to include number of stories, similar to pending amendment in the Holiday Homes Neighborhood Character Overlay District. 2. Change basis of measurement for building height to pre-development grade only. 3. Adopt anti-monotony standards to require variation in massing, facade design, facade composition, and materials. 4. In addition to increased setbacks, establish better height transitions between adjacent properties. 5. Amend the Design Guide to provide more clarity on required design elements for non-single-family development. 6. Examine a maximum single-family residential building height.

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February 26, 2026

ID	2014 LMO Amendments	Amendments Since 2014 LMO Adoption	Remaining Identified Amendments
C-10	Other Standards	<p>LMO</p> <ol style="list-style-type: none"> 1. 2025-14 New standards regulating construction site management including cleanliness, refuse management, parking, noise, and stormwater. <p>Town Code of Ordinances</p> <ol style="list-style-type: none"> 1. 2025-02 Amended the Noise Ordinance to better align construction hours throughout the community. 2. 2025-09 Established process and authority for issuance of administrative citations for parking violations. 3. 2025-20 Amended the short-term rental ordinance to limit the amount of parking to no more than 6 spaces and require such spaces to be on-site in approved locations. 	<p>Remaining Amendments</p> <ol style="list-style-type: none"> 1. Establish content neutral sign design standards. 2. Add dust control standards to the construction management requirements. 3. Re-calibrate residential parking requirements to align with short-term rental requirements. 4. Provide flexibility in requirements for redevelopment and adaptive reuse projects for specific sites to be identified (e.g., submittal of parking study of similar uses demonstrating sufficient parking, pervious/impervious, buffers, etc.). <p>Future Consideration</p> <ol style="list-style-type: none"> 1. Amend lighting standards to ensure consistency with all exterior light sources including building lighting. 2. Add provisions permitting conversion of existing hotel/motel units to residential units provided minimum unit size, maximum occupancy, common activity/open space, etc.
D	Application Processes		
D-1	Transparency and Clarity of Process and Regulations	<p>LMO</p> <ol style="list-style-type: none"> 1. 2023-04 Required public hearing and approval by the Planning Commission for changes to single family residential subdivisions 2. 2023-05 Established the Deviations from Previously Approved Major Subdivisions review criteria. 3. 2025-15 Required Public Review of Major Subdivisions and Major Developments through Planning Commission. 	<p>Remaining Amendments</p> <ol style="list-style-type: none"> 1. Create an applications chapter and manual to consolidate and provide clarity on process, requirements, schedule, and review authority with standard forms, process, and schedule. 2. Create a site design checklist for major subdivisions and development plans to improve staff review consistency, Board, Commission, and Committee consistency, and application review predictable outcomes.
D-2	Minor Subdivisions		<p>Remaining Amendment</p> <ol style="list-style-type: none"> 1. Limit the use of the minor subdivision process to not allow the creation of more than 5 lots from the original parcel.

EXHIBIT A TO ATTACHMENT 1
Hilton Head Island Best Practice Subdivision Regulation
February 26, 2026

KEY DESIGN PRINCIPLES FOR HILTON HEAD ISLAND

For a coastal, environmentally sensitive, tourism-dependent community like Hilton Head Island the strongest subdivision ordinances:

- Preserve land first, build second;
- Require walkable, connected neighborhoods;
- Protect water quality and tree canopy;
- Deliver usable open space and island character; and
- Ensure resilient infrastructure and safe mobility.

BEST PRACTICE SUBDIVISION REGULATIONS

1. Environmental Protection & Coastal Resilience

a. Resource Inventory & Conservation Design

Require applicants to submit:

- Tree and canopy survey (including specimen and historic trees);
- Wetlands, buffers, flood zones, and critical habitat mapping; and
- Soil, stormwater, and topography analysis.

Best practice: Subdivision layout must avoid first, minimize second, mitigate last—not simply offset impacts.

b. Conservation/Open Space Requirement

Minimum 10-20% protected open space depending on zoning use.

Priority preservation of:

- Maritime forest;
- Wetlands and buffers;
- Wildlife corridors; and
- Viewsheds and scenic frontage.

Open space must be:

- Contiguous and usable, not leftover fragments;

- Permanently protected via conservation easement or HOA covenant; and
- Maintained through legally enforceable stewardship plans.

c. Tree Preservation & Replanting

- Prioritize and preserve existing canopy wherever feasible.
- Replacement ratios tied to DBH loss.
- Incentives for clustered development to retain large forest blocks

d. Stormwater & Water Quality

Require low-impact development (LID):

- Bioswales;
- Rain gardens;
- Permeable pavement;
- On-site retention sized for coastal rainfall events;
- Post-development runoff \leq pre-development levels; and
- Nutrient reduction standards to protect creeks and marshes.

2. Transportation, Access & Traffic Management

a. Connectivity Standards

Major subdivisions should:

- Connect to adjacent parcels and street networks (no excessive cul-de-sacs);
- Provide future stub streets where logical; and
- Meet block length maximums (e.g., 400–600 ft walkable grid).

b. Transportation Impact Analysis (TIA)

Required when trips exceed threshold (often ≥ 100 peak-hour trips)

TIA must evaluate:

- Intersection level of service;
- Multimodal safety; and
- Turn lanes, signals, or calming needed.

c. Street Design

Adopt context-sensitive coastal street standards:

- Narrower travel lanes (10–11 ft) to calm traffic;
- Street trees and shaded sidewalks both sides;
- On-street parking where appropriate; and
- Design speeds ≤25 mph in neighborhoods.

3. Pedestrian, Bicycle & Multimodal Mobility

a. Internal Walkability

Require:

- Sidewalks or shared-use paths on both sides of streets.
- Direct pedestrian links to:
 - Open space;
 - Schools;
 - Parks;
 - Commercial areas; and
 - Regional pathways.

b. Regional Pathway Integration

- Mandatory connection to island-wide pathway system where adjacent.
- Easements for future greenway extensions.

c. Safety & Accessibility

- ADA-compliant crossings and curb ramps
- Lighting at intersections and pathways
- Traffic calming at pedestrian conflict points

4. Neighborhood Design & Community Character

a. Cluster & Conservation Subdivision Option

Encourage:

- Same overall density;
- Smaller lots clustered on buildable land; and
- Large preserved natural areas.

This is best practice for coastal islands.

b. Lot & Block Standards

- Maximum cul-de-sac length (e.g., 400 ft);

- Minimum intersection spacing; and
- Variety of lot widths and housing types to avoid monotony.

c. Architectural & Landscape Integration

Subdivision approval should include:

- Streetscape planting plan;
- Lighting consistent with island character (shielded, low-glare); and
- Preservation of view corridors and natural edges.

5. Parks, Recreation & Usable Open Space

a. Require Parkland Dedication or Fee-in-Lieu

Require for major subdivisions:

- Neighborhood park or green sized to population; and
- OR consider fee-in-lieu to support island park system

b. Usability Standards

Open space must include:

- Shaded seating or lawn;
- Path connections; and
- Stormwater features designed as amenities, not fenced ponds.

6. Infrastructure, Utilities & Resilience

a. Flood-Resilient Design

- Building pads above base flood elevation plus freeboard.
- Roadway elevations ensuring emergency access during storms.

b. Underground Utilities

- Electric, telecom, and lighting underground.
- Protect tree roots during installation.

c. Phasing & Performance Guarantees

- Required infrastructure completed before final plat.
- Bonds or letters of credit for unfinished work.

7. Review Process & Public Interest Protections

a. Major Subdivision Review Steps

Best practice sequence:

- i. Concept plan review (environmental yield first)
- ii. Preliminary plat approval
- iii. Construction plans
- iv. Final plat recording

b. Interagency & Public Input

- Environmental review coordination
- Traffic/safety review
- Public meeting for transparency