



**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