



Town of Hilton Head Island GULLAH GEECHEE LAND AND CULTURAL PRESERVATION TASK FORCE MEETING Monday, October 20, 2025, 2:30 PM Minutes

1. Call to Order

Chair Stevens called the meeting to order at 2:30 p.m. In attendance were: Chair Stevens, Vice-Chair Simmons, Mr. Abdul-Malik and Ms. Wright.

2. Adoption of the Agenda

Vice-Chair Simmons moved to approve the Agenda. Ms. Wright seconded. The motion passed unanimously.

3. Approval of the Minutes

a. Regular Meeting Minutes of August 4, 2025.

Mr. Abdul-Malik moved to approve the Minutes of August 4, 2025. Ms. Wright seconded. The motion passed unanimously.

4. Staff Report

a. Historic Neighborhood Permitting & Design Studio Report – Sharonica Stewart, Principal Planner Historic Neighborhoods

Ms. Stewart stated that the Historic Neighborhood Permitting and Design Studio provides a wide range of services to residents within the Town's historic neighborhoods. These services include assistance with business licensing, conceptual site planning, and related development support.

She reported that since the last reporting period (August 2025), seven new requests have been received. Ms. Stewart highlighted an increase in family compound and family subdivision applications during this period. Since the last meeting, three family compound applications, two family subdivision applications, and three small development plan reviews have been submitted.

To date, there have been a total of 20 requests in 2025 through the Historic Neighborhood Permitting and Design Studio, of which eight have been completed and approximately 12 remain active.

b. Land Management Ordinance Update – Shea Farrar, Principal Planner - CP

Shea Farrar proceeded to give the Task Force an update on the LMO and advised we are continuing with the initial drafting of different modules. It is being coordinated with the District Planning project as we move forward. On September 16, 2025, the LMO Task

Force was created by Town Council. Town Council will appoint the members which will be our public forum for review of the new LMO. The Task Force will provide a structured forum for community members, technical experts and other stakeholders to contribute their knowledge and perspectives. The Task Force will make recommendations to Town Staff, the Planning Commission and Town Council, ensuring that ordinance revisions strike a balance between community character, economic vitality and environmental stewardship. The members of the Task Force will total 21. It is anticipated that the LMO will go through this Task Force as the public process, and we anticipate adoption by the middle of 2026.

c. District Planning Update – Shea Farrar, Principal Planner - CP

Shea Farrar stated they are very excited that we will have completed initial drafts of all the district plans by the end of this month. We will begin a public process in December when we will have a Workshop for the districts, and I believe the LMO will also be a portion of that. After the Workshop in December, we will begin the formal adoption process. It will come through the Boards, including the Task Force, as well as the Planning Commission.

5. Discussion Items

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

Luana Graves Sellars reviewed with the Task Force the Land Preservation Impact Report for 2025 and focused on items that the Lowcountry Gullah Foundation has been working on, as follows: this year with the delinquent tax distributions, we had our biggest year that we have had as far as need and expenditures are concerned. There was a 45% need on Hilton Head Island that we provided. We continue to hold Workshops for the Community — we did two with the Center for Heirs Property, one with the County Treasurer and one with the Heritage Library on genealogy. We have also increased the number of Will clinics that we are providing. We have a partnership with Low Country Legal Volunteers and were able to acquire a grant to do 225 free Wills. We have two more clinics coming up in November and December. Through the partnership we have with Low Country Legal Volunteers, we were able to get a grant that is actually paying for a part-time Attorney that is focused on Heirs property issues.

We are trying to expand our reach and effectiveness through the different grants and education that we are able to provide. This October, we have a marketing campaign that will be airing on television commercials in the Community.

Ms. Graves Sellars answered several questions from the Task Force.

6. Public Comment - Non Agenda Items

7. Adjournment

The meeting was adjourned at 3:32 p.m.

APPROVED: March 2, 2026

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