



**Town of Hilton Head Island
LAND MANAGEMENT ORDINANCE TASK
FORCE MEETING
Thursday, February 26, 2026, 5:00 PM
Minutes**

1. Call to Order

The meeting was called to order at 5:00pm.

In attendance: Chair Steve Desimone, Vice Chair Tammy Becker, Patsy Brison, Mike Alsko, Barbara Banaszynski, Lola Campbell, Judd Castens, Bill Dix, Edwina Dunlap, Tom Henz, Louis Johnson, Brian Kinard, Peter Kristian, Gregg Russell, Lavon Stevens, Ciaran Storan, Courtney Struna, Ray Warco, and James Wedgeworth.

2. Adoption of the Agenda

Tammy Becker made a motion to adopt the agenda. Patsy Brison seconded that motion. Motion passed unanimously, 19-0.

3. Approval of the Minutes

a. Regular Meeting Minutes of January 26, 2026

Peter Kristian made a motion to approve the regular meeting minutes of January 26, 2026. Tammy Becker seconded. The motion passed unanimously, 19-0.

4. Workshop Discussion

a. Review and Discussion of Land Management Ordinance Priority Amendments

Chair DeSimone introduced Trey Lowe, Development Services Program Manager and Interim Planning Director, and Denise Grabowski, meeting facilitator. Chair DeSimone referenced the published packet which included a chart that detailed Land Management Ordinance Changes since 2014. Specifically, he noted that the group today would discuss the items that fall under Section A, Natural Resource Protection, and, if time allowed, Section D, Application Processes. Grabowski laid out rules for meaningful discussion amongst the group and offered that at each meeting, LMO Task Force members will be provided the opportunity to suggest additional areas for discussion at future meetings that have not already been included in the provided chart.

Trey Lowe reminded the group that the goal of the LMO Task Force is to reach consensus on the proposed changes, not unanimous approval of each individual change. He noted that the Task Force will have an opportunity to discuss each proposed change at the meetings with the final Draft revisions returned to the LMO Task Force for verification prior to review by the Gullah Geechee Land & Cultural Preservation Task Force, Planning Commission, Community Development & Public Services Committee and ultimately, Town Council. Lowe provided background on amendments related to Wetland

Protection and Tree Protection & Planning and clarified current wetland buffer rules, mitigation location policy, and that no wetland mitigation banks currently exist on the island.

The Task Force discussed remaining amendments identified in the LMO regarding Tree Protection. These amendments would remove exemptions for single-family subdivisions in meeting minimum tree coverage requirements, require tree removal to be completed in phases, and add clarity to "reasonable efforts" language for the preservation of trees. Shea Farrar, Principal Planner, provided graphics, examples and a deeper explanation of what the proposed amendments would look like in action.

Members noted the need for further discussion on the following items: expanding buffer widths for wetlands and rookeries, existing buffer maintenance regulations, revisions to the tree mitigation fee requirements including improved usage rules for those banked fees, and potential incentives for workforce housing related to trees.

5. Public Comment - Non Agenda Items

Public speakers raised concerns about wetland buffer adequacy, rookery protection, like-for-like mitigation, and risks of using generalized tree mitigation funds. Speakers urged consideration of community equity in relation to Gullah Geechee community impacts.

6. Adjournment

Chair Desimone requested a motion to adjourn. Patsy Brison so moved. Vice Chair Becker seconded. The motion passed unanimously, 19-0. The meeting adjourned at 6:50 p.m.

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