



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

1. Call to Order

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

In attendance: Chair Steve DeSimone, Vice Chair Tamara Becker, Patsy Brison, Judd Carstens, Louis Johnson, Lavon Stevens, Ray Warco, Eric Brehm, James Wedgeworth, Mike Alsko, Cliff McMackin, Barbara Banaszynski, Bill Dix, Courtney Struna, Brian Kinard, Lola Campbell, Gregg Russell, Ciaran Storan.

2. Adoption of the Agenda

Vice Chair Becker made a motion to adopt the agenda. Brison seconded. The motion passed unanimously, 18-0.

3. Approval of the Minutes

a. Regular Meeting Minutes of February 26, 2026

Vice Chair Becker made a motion to adopt the regular meeting minutes of February 26, 2026. McMackin seconded. The motion passed unanimously, 18-0.

4. Workshop Discussion

a. Previous Meeting Recap and Continued Discussion of Land Management Ordinance Amendments

Trey Lowe, Development Services Program Manager and Interim Planning Director & LMO Official, provided a recap on what items were discussed at the previous meeting and answered questions that have remained outstanding since that time. Members expressed interest in continuing conversations related to wetland mitigation, rookeries and increased buffers, as well as the institution of a natural resource bond and improved utilization of tree banks in relation to similarly developed areas.

Task force member, Patsy Brison read a comment from an absent member, Edwina Dunlap, stating that the Town should require developers to have a natural resource bond that would require a significant cost if they go against the LMO restrictions for up to 3 years after the project is completed. The Town should avoid creating loopholes for developers by using a tree bank and should take advantage of the knowledge of other municipalities in order to avoid mistakes based on those municipalities' experiences. Guidelines for developers should be stringent if the Town does decide to move forward with such a project.

Shea Farrar, Principal Planner, provided an introduction to zoning and the Town's current zoning framework. Denise Grabowski, facilitator, led the discussion on current agenda items, which include the Town's Zoning Use Table and Zoning Map Changes. The Town's recommendation is that the Zoning Use Table be periodically reviewed to align with changing conditions and that any non-conforming uses created by potential changes be considered.

Members discussed zoning map changes whose amendments would rezone Jonesville Road from Low to Moderate Density Residential Mixed (RM-4) district to Residential Single Family 3 (RSF-3) district and establish a maximum density of 3 dwelling units per acre. The change would eliminate mixed-use and multifamily within the district and reduce overall density. Several members emphasized the importance of visiting Jonesville Road and engaging with residents before making a decision regarding the proposed rezoning.

The Task Force considered an amendment to rezone Bradley Circle from RM-8 (Moderate Density Residential Mixed) district to reflect the existing single-family use only. Rezoning Bradley Circle can be done through creating an RSF district, modifying the RM-8 district (which would modify that district island-wide), or creating an overlay. Several members expressed concern about the potentially high number of non-conformities an amendment would create, while many reiterated that a site visit to the Bradley Circle area would help inform the decision-making process.

Task Force members were then asked to assess the Resort Development district use and design standards. Staff is not bringing forth any particular recommendations or changes to the district at this time. Discussion will continue at the next meeting.

5. Public Comment - Non Agenda Items

Members of the public spoke regarding the impact on property values that could be incurred through changes in density or use. The public also mentioned concerns with respect to the potential loss of opportunity due to changes in use and density. A suggestion was brought to look towards best practices in tree banking and use for specific trees. The impact on projects that are already planned but not yet completed was brought forth as a concern related to changes in zoning.

6. Adjournment

The meeting was adjourned at 6:58 pm.

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