



## Town of Hilton Head Island

### Land Management Ordinance Task Force Meeting

Monday, April 13, 2026, 5:00 PM

1 Town Center Court, Hilton Head Island, SC  
Benjamin M. Racusin Council Chambers

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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 March 26, 2026
4. **Workshop Discussion**
  - a. Continued Discussion of Land Management Ordinance Amendments
5. **Public Comment**
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.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

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  
Thursday, March 26, 2026, 5:00 PM  
Minutes**

**1. Call to Order**

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

In attendance: Chair and Councilman Steve DeSimone, Vice Chair and Councilwoman Tamara Becker, Councilwoman Patsy Brison, Marc Orlando, Lavon Stevens, Louis Johnson, Gregg Russell, Edwina Dunlap, Ciaran Storan, Brian Kinard, Lola Campbell, Mike Alsko, James Wedgeworth, Eric Brehm, Ray Warco, Peter Kristian, Courtney Struna, Bill Dix, Cliff McMackin, Judd Carstens.

**2. Adoption of the Agenda**

Vice Chair Councilwoman Becker made a motion for the adoption of the agenda. Councilwoman Brison seconded the motion. Task Force Member Wedgeworth was not present for this vote. The motion passed unanimously, 18-0.

**3. Approval of the Minutes**

**a. Regular Meeting Minutes of March 5, 2026**

Councilwoman Brison motioned to approve the regular meeting minutes of March 5, 2026 with the condition that comments provided by Task Force Member Dunlap that were read into the record be included. Member Kristian seconded. Member Wedgeworth was not present for this vote. The motion passed unanimously, 18-0.

**4. Workshop Discussion**

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

Chair Councilman DeSimone opened the discussion by detailing that the meeting would begin with a brief recap of the prior session. He noted that this meeting would cover sections included on Attachment A, starting with additional information from item B2, Zoning Map Changes.

Marc Orlando, Town Manager, clarified the desired outcomes of the Land Management Ordinance Task Force in reference to the amendments being addressed and the Town's expectations of the Task Force members regarding priority code edits. He stated that the Task Force is providing input on high-level direction rather than specific edits. That guidance will be given to code writers, who will then prepare the draft for the LMO Task Force's review and recommendation. The Town's goal for the LMO is to simplify its

structure, eliminate redundancies and conflicts, and improve predictability. Additional priorities include strengthening environmental protections, right-sizing redevelopment, enhancing neighborhood character through quality design, and to improve transparency and refine the review process.

Trey Lowe, Interim Planning Director and LMO Official, reviewed items the Task Force covered in recent sessions, current topics for discussion and revisions to the review table. Councilwoman Brison questioned the source of the feedback provided on the revised table. Mr. Lowe expressed that any relevant comments received outside of meetings will be shared with all members moving forward.

Shea Farrar, Principal Planner, and Mr. Lowe reviewed the zoning of properties on and around Jonesville Road, outlining existing development in the area and identifying properties owned by the Town. Task Force Member Dunlap noted that the consensus reached at the last meeting, to rezone Jonesville to RSF-3, appeared to have shifted and asked what factors drove the change in position. Denise Grabowski, Facilitator, acknowledged that there are two conversations that need to be had in sequential order to succinctly address the table. The first being whether Jonesville Road zoning should permit multifamily uses and the second being a decision on density. Task Force Member Carstens noted that a shift from a residential multifamily zoning to a single family zoning like RSF-3 would change allowed use of those properties, removing options including convenience stores, open air sales and other commercial services currently allowed. Member Stevens asked that the Task Force not only consider future uses but also what Native Islanders have used the land for in the past and if a zoning change would still protect the character of the neighborhood culturally. Vice Chair Councilwoman Becker proposed that, as the entirety of Jonesville Road is single-family housing, there should be no room for uses that may exacerbate existing traffic and congestion concerns in that area, and, as such, the zoning should be updated to reflect RSF-3 zoning. It was noted that nearby communities contain smaller commercial businesses with similar RM-4 zoning that also serve comparable Native Islander populations. The members were polled regarding the appropriate density for Jonesville Road, resulting in equal favor for 3 or 4 dwelling units per acre density and disapproved of a 6 dwelling unit per acre density. Mr. Orlando asked that the Task Force consider that allowing multifamily uses permits two single-family homes to exist on the same lot and duplexes. Members were also polled on whether multifamily should be allowed on Jonesville Road, and the majority conceded that multifamily zoning should not be removed from the allowable uses in that area.

The Task Force then discussed amending Bradley Circle zoning from RM-8 (Moderate Density Residential) to a RSF-8 zoning district. Vice Chair Councilwoman Becker explained the history of zoning on Bradley Circle since 2014 and stated that the three remaining lots still listed as RD (Resort Development) would not be affected by this amendment. Furthermore, she communicated that the entirety of the area is developed as single-family residences, less the three empty lots, and, as such, multifamily should not be an allowed use. Mr. Lowe clarified that the discussion should remain around whether multifamily and mixed-use zoning is reasonable within Bradley Circle, and, when

polled, the members were largely in agreement that multifamily should be removed from the allowable uses on Bradley Circle.

The final item of discussion that the Task Force addressed was an assessment of the Resort Development (RD) district use and design standards. The focus of the consideration should provide direction related to the district's intended purpose, permitted uses, and development form standards, with attention given to height, density, mass, and transitions where the district is located adjacent to lower-density residential development. Ms. Farrar reviewed in detail the purpose of the district, allowed uses, and development form standards. Task Force Member Carstens, also Design Review Board Chair, provided background for the Task Force on the reasoning behind the locations of the Resort districts. Generally, the Task Force was in agreement that there were no uses currently allowed in the Resort District deemed inappropriate; however, individual members did call into question certain uses, including Bed & Breakfast, Light Commercial, and Mixed Use. Concerns were acknowledged regarding mass and scale in the district.

## **5. Public Comment - Non Agenda Items**

Members of the public addressed the Task Force. A draft proposed amendment for conversion of hotels to workforce housing was presented to the Task Force with a request to advance this topic from future considerations to amendments for discussion immediately. Additional comments included the potential incorporation of Windmill Harbor into the Town of Hilton Head and the need for additional public oversight of Town fund allocations. Concerns were also expressed that a prohibition or moratorium on future timeshares could reduce revenue from a core hospitality sector that supports the Town. Speakers raised environmental concerns, particularly regarding tree and wildlife protection associated with development on Marshland Road and redevelopment of Port Royal Plaza. Concerns were expressed that proposed zoning changes for Jonesville Road could reduce property rights for Native Islanders, while others believed that without a zoning change there may be a negative impact on future quality of life.

## **6. Adjournment**

Vice Chair Councilwoman Becker motioned to adjourn the meeting. Task Force Member Kristian seconded. Member Johnson was not present for this vote. The motion passed unanimously, 18-0. The meeting was adjourned at 7:36 pm.

**The full recording and a transcript of this meeting can be found on the Town's website at [www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov)**



# **TOWN OF HILTON HEAD ISLAND**

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## *Land Management Ordinance Task Force*

**TO:** Land Management Ordinance Task Force  
**FROM:** Trey Lowe, Interim Planning Director  
**CC:** Marc Orlando, ICMA-CM, Town Manager  
Ben Brown, Interim Deputy Town Manager  
**DATE:** April 13, 2026  
**SUBJECT:** Land Management Ordinance Amendments

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### **ANALYSIS:**

#### **April 13, 2026, Meeting Overview:**

The Land Management Ordinance (LMO) Task Force will continue reviewing the following potential amendments to the LMO at the request of the Town Council, aiming to align with community priorities, environmental resilience, and the long-term vision for Hilton Head Island:

1. Consider applying MV (Mitchelville) zoning district on both sides of Mitchelville Road, typically between Baygall and Fish Haul Roads.
2. Discussion of density in the RM-4 (Low to Moderate Density Residential) zoning district.
3. Further calibrate the Forest Beach Neighborhood Character Overlay District.

In conjunction with the above items, the LMO Task Force received a memorandum submitted by the Gullah Geechee Historic Neighborhoods Community Development Corporation (GGHNCDC), dated March 26, 2026. This memorandum was included with the prior meeting report and is again included with this staff report as Attachment 2. This meeting marks the first public discussion of the memorandum, and staff is seeking Task Force input to acknowledge, respond to, and help shape the direction of the recommendations within it.

In this regard, the GGHNCDC memorandum presents recommendations in two of the three items listed above, and specifically in three primary areas:

#### **1. Mitchelville Area Zoning District and Historic Neighborhood Land Use**

The memorandum recommends evaluating an expansion of the Mitchelville zoning district and contemplates broader consideration of land use expansion and neighborhood development opportunities within Gullah Geechee historic neighborhoods.

**Mitchelville (MV) Zoning District:** According to the LMO, Section 16-3-105.I.1, the purpose of the MV zoning district is to recognize the historical and cultural significance of this area of the Island. A variety of uses are permitted in an effort to facilitate development in this area. These sites have a unique ability to provide an environment conducive to water-oriented commercial and residential development.

Current MV zoning district provisions are provided in Attachment 1.

Staff Feedback:

- The memorandum suggests expanding the zoning district to:
  - Provide additional neighborhood-scale commercial opportunities and to support economic activity within the Historic Mitchelville Neighborhood.
  - Introduce the broader concept of providing neighborhood-scale commercial uses in other Gullah Geechee historic neighborhoods and to align land use with community needs and cultural preservation goals.
- At this stage, staff is seeking the following:
  - Feedback on the specific request to expand the MV zoning district, and if so, input on whether to explore:
    - Adjustments to permitted uses, and design provisions.
    - Introduction of neighborhood-scale commercial uses in a broader context.
    - No final recommendation is requested currently, only land use and development regulation policy direction, and clarity on whether to proceed with further analysis.
  - Task Force direction on whether to expand the analysis of land use and density within Gullah Geechee historic neighborhoods.

## **2. Zoning and Density Framework – RM-4 (Low to Moderate Density Residential) Zoning District**

The memorandum references potential adjustments to zoning and density provisions that, if implemented, would impact the RM-4 zoning district. Over time,

staff have received public input and feedback to provide an opportunity for Historic Neighborhood property use and to also provide consistent and predictable development outcomes.

Staff agrees that the current zoning provisions framework can produce inconsistent development patterns, especially along corridors and within established neighborhoods, which has resulted in community concern regarding compatibility and density outcomes. In this regard, the assessment includes the following:

**RM-4 (Low to Moderate Density Residential) Zoning District:**

According to the LMO, Section 16-3-104.E.1, the purpose of the RM-4 zoning district is to protect and preserve the character of neighborhoods at densities up to four dwelling units per net acre. This district is used to encourage a variety of residential opportunities, including multifamily residential units, single-family residences, and group living. The regulations of the district are intended to discourage development that would substantially interfere with, or be detrimental to, residential character.

Under current LMO provisions, Attachment 1, density in the RM-4 zoning district is applied through a sliding scale that allows for 4 to 8 dwelling units per acre based on parcel size.

- For parcels under 3 acres, up to 4 dwelling units per acre are allowed.
- For parcels at least 3 acres, up to 6 dwelling units per acre are allowed.
- For parcels at least 5 acres, up to 8 dwelling units per acre are allowed.

The GGHNCDC memorandum recommends that if the sliding scale is modified, a consideration of a fixed density approach (e.g., 6 dwelling units per acre) be applied.

**Staff Feedback:**

- Based on community input at past planning meetings and due to public feedback to various major subdivisions approved by town staff, staff supports further evaluation of the sliding scale density approach, with the goal of achieving more predictable development outcomes and a consistent land use pattern in the RM-4 zoning district.
- Staff also acknowledges that density rights is a complex and important issue, particularly where changes may be perceived as increasing or decreasing allowable units.
- Further, to address this and other development impacts, additional subdivision regulation updates will be proposed for discussion and consideration at an upcoming LMO Task Force meeting. These provisions are intended to:
  - Improve neighborhood infill development patterns.

- Establish clear and consistent site design expectations.
- Provide staff and Planning Commission with development pattern and design review authority during subdivision review and approval.

At this stage, staff is seeking:

- Guidance and clarity from the Task Force on the preferred direction (sliding scale vs. fixed density) for the RM-4 zoning district.
- Feedback on the specific recommendation of 6 units per acre in RM-4 zoning district if a fixed approach is considered.

### **3. Stormwater Management and Incremental Development Impacts**

The GGHNCDC memorandum also overviews opportunities to address concerns regarding cumulative stormwater impacts associated with incremental development and redevelopment, particularly as they relate to localized drainage capacity and “micro-flooding” conditions.

Staff recognizes the importance of these concerns and notes that:

- A comprehensive assessment of stormwater system capacity, performance, and watershed-level conditions is required. This assessment is underway and is the preliminary detail that will support the Town of Hilton Head Island Stormwater Master Plan, as part of the Town Council Strategic Action Plan priorities for FY27 and FY28.
- LMO stormwater ordinance amendments will be evaluated in conjunction with broader system analysis and stormwater infrastructure investments as part of the town’s capital improvement program.
- This work will occur over a longer-term timeframe and will involve coordination beyond the Task Force, including engineering analysis, capital improvements planning, and Town Council policy direction.

At this stage, staff is seeking:

- General feedback and concurrence from the Task Force that the issue is appropriately identified.
- Confirmation that staff and Town Council are heading in the right direction in addressing stormwater impacts at both the policy and infrastructure level.

Item number 3 of the Staff Report includes the consideration to calibrate the Forest Beach Neighborhood Character Overlay (FB-NC-O) District to amend the 5,000 square foot limit on maximum home size.

#### **FB-NC-O (Forest Beach Neighborhood Character Overlay) District:**

According to the LMO, Section 16-3-106.H.1, the purpose of the FB-NC-O district is to protect the single-family residential character of the district and in particular, the

development and redevelopment of lots within the district. All new development and changes to existing development in the zoning district are subject to the overlay district regulations in addition to those listed in Sec. 16-3-104.C, Residential Single-Family-5 (RSF-5) district.

The current overlay district limits homes on larger lots within the district to a maximum of 5,000 square feet. While intended to regulate building size, this restriction has had the unintended consequence of encouraging property owners to subdivide larger parcels in order to maximize development potential. As a result, the neighborhood is increasingly characterized by larger homes situated on smaller lots, rather than appropriately scaled homes on larger parcels. This trend disrupts the established balance of mass and scale within the community and contributes to a more crowded development pattern, ultimately altering the character and spatial integrity of the neighborhood.

At this stage, staff is seeking:

- Guidance and clarity from the Task Force on the preferred direction on mass and scale for this area as it relates to lot size (e.g. home size, setbacks, buffers, height, etc.) for the FB-NC-O district.

#### **REMAINING PRIORITY AMENDMENTS AND REVIEW PROCESS:**

For the remaining amendments, Town staff will work collaboratively with the LMO Task Force to:

1. Review each remaining priority amendment in detail;
2. Receive Task Force feedback and recommended refinements; and
3. Return consolidated draft revisions to the Task Force for verification prior to formal recommendation.

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 recommendations to the Planning Commission and Town Council.

Following Task Force consensus, recommendations will proceed through the required public hearing and review process including: Gullah Geechee Land & Cultural Preservation Task Force (subcommittee of Planning Commission). Planning Commission, Community Development & Public Services Committee, and Town Council consideration via ordinance.

Completion of Task Force review and recommendations is targeted for June 2026, subject to the meeting schedule and Task Force direction.

#### **QUESTIONS PRIOR TO THE MEETING:**

Should you have questions prior to the meeting, please contact Trey Lowe, Interim Planning Director, at [TreyL@hiltonheadislandsc.gov](mailto:TreyL@hiltonheadislandsc.gov), with copy to Chairman DeSimone

at SteveD@hiltonheadislandsc.gov and Town staff as appropriate. Trey Lowe can also be reached at 843-341-4690. Providing questions in advance assists staff in preparing any additional information needed to support Task Force discussion and direction.

**ATTACHMENTS:**

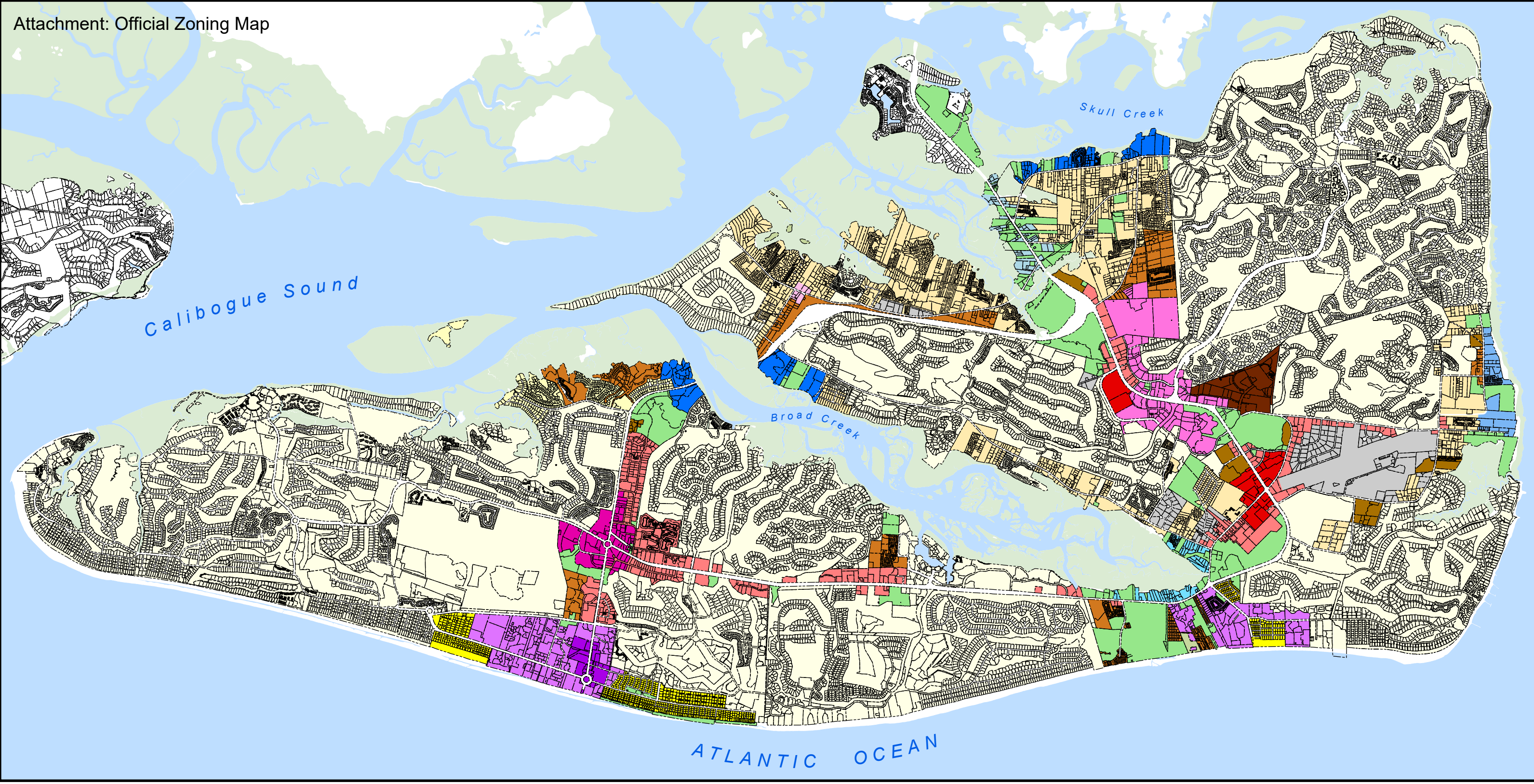

- 1) Attachment 1 – Relevant LMO Sections
- 2) Attachment 2 – Gullah Geechee Historic Neighborhoods Community Development Corporation Recommendations for the LMO Task Force

# **Attachment 1**

## **Relevant Code Sections:**

To assist with review this attachment contains relevant code sections in the following order:

- Official Zoning Map
- MV (Mitchelvile) District Standards
- RM-4 (Low to Moderate Density Residential) District Standards
- FB-NC-O (Forest Beach Neighborhood Character Overlay) District Standards

# Town of Hilton Head Island

## OFFICIAL ZONING DISTRICT MAP



Effective Date\*: October 7, 2014  
 Last Update\*\*: June 3, 2025

\* Effective Date is the most recent date the entire Zoning Map was adopted by Town Council.  
 \*\* Last Update date is the most recent date any amendments to the Zoning District Map were adopted by Town Council.

The Official Zoning Map is composed of this Official Zoning District Map, the Overlay Zoning District Maps, the Ten PLUD Maps and the Official Street Map. This Official Zoning District Map is therefore one component of the Official Zoning Map.

The upland boundary of the Conservation Zoning District corresponds to the OCRM Critical Line and therefore, is approximately co-terminus with all tidal wetlands and the upland boundary of the beach as defined in Section 8-11.12 of the Municipal Code and extends outward to the Town Jurisdictional Boundary as defined within Section 2-1-20 of the Municipal Code of the Town of Hilton Head Island, South Carolina. (Reference: LMO Section 16-4-203, Conservation District)

1:48,000

**RESIDENTIAL ZONING DISTRICTS**

	<b>RSF-3</b>	SINGLE FAMILY
	<b>RSF-5</b>	SINGLE FAMILY
	<b>RSF-6</b>	SINGLE FAMILY
	<b>RM-4</b>	LOW TO MODERATE DENSITY
	<b>RM-8</b>	MODERATE DENSITY
	<b>RM-12</b>	MODERATE TO HIGH DENSITY

**MIXED-USE & BUSINESS ZONING DISTRICTS**

	<b>NC</b>	NEIGHBORHOOD COMMERCIAL
	<b>MS</b>	MAIN STREET
	<b>SPC</b>	SEA PINES COMMERCIAL
	<b>LC</b>	LIGHT COMMERCIAL
	<b>CC</b>	COMMUNITY COMMERCIAL
	<b>MED</b>	MEDICAL
	<b>IL</b>	LIGHT INDUSTRIAL

**MIXED-USE & BUSINESS ZONING DISTRICTS (Continued)**

	<b>PD-1</b>	PLANNED DEVELOPMENT
	<b>MF</b>	MARSHFRONT MIXED USE
	<b>S</b>	STONEY MIXED USE
	<b>MV</b>	MITCHELVILLE
	<b>WMU</b>	WATER-ORIENTED MIXED USE
	<b>RD</b>	RESORT DEVELOPMENT
	<b>CR</b>	COLIGNY RESORT

**CONSERVATION & RECREATION DISTRICTS**

	<b>CON</b>	CONSERVATION
	<b>PR</b>	PARKS AND RECREATION

# MV

## Mitchelville District

### 1. Purpose

The purpose of the Mitchelville (MV) District is to recognize the historical and cultural significance of this area of the Island. A variety of **uses** are permitted in an effort to facilitate **development** in this area. These **sites** have a unique ability to provide an environment conducive to water-oriented commercial and residential **development**.

### 2. Allowable Principal Uses

USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
<b>Residential Uses</b>				
<b>Family Compound</b>	PC	Sec. 16-4-102.B.1.e	2 per du	
<b>Family Subdivision</b>	PC	Sec. 16-4-102.B.1.f	2 per du	
<b>Mixed-Use<sup>2</sup></b>	PC	Sec. 16-4-102.B.1.a	Residential	1.125 per du
			Nonresidential	1 per 650 GFA
<b>Multifamily</b>	P		1 bedroom	1.4 per du
			2 bedroom	1.7 per du
			3 or more bedrooms	2 per du
<b>Recreational Vehicle</b>	PC	16-4-102.B.1.c	1 per <b>Recreational Vehicle</b>	
<b>Single-Family</b>	P		2 per du + 1 per 1,250 GFA over 4,000 GFA	
<b>Workforce Housing</b>	PC	Sec. 16-4-102.B.1.d	See Sec. 16-5-107.D.2	
<b>Public, Civic, Institutional, and Educational Uses</b>				
<b>Cemeteries</b>	P		1 per 225 GFA of office area + 1 per 500 GFA of <b>maintenance</b> facilities	
<b>Community Service Uses</b>	P		1 per 400 GFA	
<b>Major Utilities</b>	SE		1 per 1,500 GFA	
<b>Minor Utilities</b>	P		n/a	
<b>Public Parks</b>	P		See Sec. 16-5-107.D.2	
<b>Religious Institutions</b>	P		1 per 3 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a	
<b>Telecommunication Towers, Monopole</b>	PC	Sec. 16-4-102.B.2.e	1	
<b>Resort Accommodations</b>				
<b>Bed and Breakfasts</b>	PC	Sec. 16-4-102.B.4.a	1 per guest room	
<b>Hotels</b>	P		1 per guest room	

<b>Interval Occupancy</b>	P		1 bedroom	1 per du
			2 bedrooms	1.25 per du
			3 or more bedrooms	1.5 per du
<b>Commercial Recreation</b>				
<b>Indoor Commercial Recreation Uses</b>	P		1 per 3 <b>persons</b> + 1 per 200 GFA of office or similarly used area	
<b>Outdoor Commercial Recreation Uses</b> Other than <b>Water Parks</b>	PC	Sec. 16-4-102.B.5.b	Golf Courses, Miniature Golf Courses, or Driving Ranges	1 per tee
			Stadiums	1 per 4 spectator seats
			Other	1 per 3 <b>persons</b> + 1 per 200 GFA of office or similarly used area
<b>Water Parks</b>	P		See Sec. 16-5-107.D.2	
<b>Office Uses</b>				
<b>Contractor's Office</b>	PC	Sec. 16-4-102.B.6.a	1 per 350 GFA of office/administrative area	
<b>Other Office Uses</b>	P		1 per 350 GFA	
<b>Commercial Services</b>				
<b>Bicycle Shops</b>	PC	Sec. 16-4-102.B.7.c	1 per 200 GFA	
<b>Convenience Stores</b>	PC	Sec. 16-4-102.B.7.d	1 per 200 GFA	
<b>Eating Establishments</b>	PC	Sec. 16-4-102.B.7.e	1 per 100 sf of <b>gross floor area</b> and outdoor eating area	
<b>Liquor Stores</b>	SE	Sec. 16-4-102.B.7.g	1 per 200 GFA	
<b>Nightclubs or Bars</b>	PC	Sec. 16-4-102.B.7.h	1 per 70 GFA	
<b>Open Air Sales</b>	PC	Sec. 16-4-102.B.7.i	1 per 200 sf of sales/display area	
<b>Other Commercial Services</b>	P		See Sec. 16-5-107.D.2	
<b>Vehicle Sales and Services</b>				
<b>Auto Rentals</b>	PC	Sec. 16-4-102.B.8.a	See Sec. 16-5-107.D.2	
<b>Watercraft Sales, Rentals, or Services</b>	PC	Sec. 16-4-102.B.8.f	1 per 200 GFA	
<b>Industrial Uses</b>				
<b>Seafood Processing</b>	PC	Sec. 16-4-102.B.9.b	1 per 1,300 GFA of indoor storage or manufacturing area + 1 per 350 GFA of office or administrative area	
<b>Other Uses</b>				
<b>Agriculture Uses</b>	P		Stables or Riding Academies	1 per 5 stalls

			Other	n/a
<b>Boat Ramps, Docking Facilities, and Marinas</b>	P		1 per 200 GFA of enclosed floor space not used for storage + 1 per 3 wet slips + 1 per 5 dry storage slips	

**3. Development Form Standards**

<b>MAX. DENSITY (PERNET ACRE)<sup>3</sup></b>			<b>LOT COVERAGE</b>	
Residential <sup>1</sup>	12 du		Max. <b>Impervious Cover</b>	50%
<b>Bed and Breakfasts</b>	10 rooms			
<b>Hotel</b>	35 rooms		Min. <b>Common Open Space</b> for Major Residential <b>Subdivisions</b>	16%
<b>Interval Occupancy</b>	12 du			
Nonresidential	8,000 GFA			
<b>MAX. BUILDING HEIGHT</b>				
All <b>Development</b>	75 ft			

**USE AND OTHER DEVELOPMENT STANDARDS**

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

**TABLE NOTES:**  
P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = **dwelling units**; sf = square feet; GFA = **gross floor area** in square feet; ft = feet; n/a = not applicable  
1. For development that converts nonresidential square footage to residential use refer to Sec. 16-10-102.B.1.  
2. The minimum number of off-street parking spaces for mixed-use or multifamily development that contains workforce housing shall be calculated based on Section 16-5-107.D.2.  
3. Each adjacent parcel abutting the Town right-of-way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.

**RM-4****Low to Moderate Density Residential District****1. Purpose**

The purpose of the Low to Moderate Density Residential (RM-4) District is to protect and preserve the character of these areas and **neighborhoods** at **densities** up to four **dwelling units** per **net acre**. This district is used to encourage a variety of residential opportunities, including **multifamily** residential units, **single-family** residences, and **group living**. The regulations of the district are intended to discourage **development** that would substantially interfere with, or be detrimental to, residential character.

**2. Allowable Principal Uses**

USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
<b>Residential Uses</b>				
<b>Family Compound</b>	PC	Sec. 16-4-102.B.1.e	2 per du	
<b>Family Subdivision</b>	PC	Sec. 16-4-102.B.1.f	2 per du	
<b>Group Living</b>	P		1 per 3 rooms	
<b>Multifamily</b>	P		1 bedroom	1.4 per du
			2 bedroom	1.7 per du
			3 or more bedrooms	2 per du
<b>Recreational Vehicle</b>	PC	16-4-102.B.1.c	1 per <b>Recreational Vehicle</b>	
<b>Single-Family</b>	P		2 per du + 1 per 1,250 GFA over 4,000 GFA	
<b>Workforce Housing</b>	PC	Sec. 16-4-102.B.1.d	See Sec. 16-5-107.D.2	
<b>Public, Civic, Institutional, and Educational Uses</b>				
<b>Cemeteries</b>	P		1 per 225 GFA of office area + 1 per 500 GFA of <b>maintenance</b> facilities	
<b>Community Service Uses</b>	P		1 per 400 GFA	
<b>Education Uses</b>	P		Colleges and High Schools	10 per classroom
			Elementary and Junior High/Middle Schools	4 per classroom
			Other <b>Education Uses</b>	See Sec. 16-5-107.D.2
<b>Government Uses</b>	PC	Sec. 16-4-102.B.2.d	Fire Stations	4 per bay + 1 per 200 GFA of office area
			Other	1 per 200 GFA of office area
<b>Major Utilities</b>	SE		1 per 1,500 GFA	
<b>Minor Utilities</b>	P		n/a	
<b>Public Parks</b>	P		See Sec. 16-5-107.D.2	

<b>Religious Institutions</b>	P		1 per 3 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a	
<b>Telecommunication Towers, Monopole</b>	PC	Sec. 16-4-102.B.2.e	1	
<b>Resort Accommodations</b>				
<b>Bed and Breakfasts</b>	PC	Sec. 16-4-102.B.4.a	1 per guest room	
<b>Commercial Services</b>				
<b>Convenience Stores</b>	PC	Sec. 16-4-102.B.7.d	1 per 200 GFA	
<b>Open Air Sales</b>	PC	Sec. 16-4-102.B.7.i	1 per 200 GFA of sales/display area	
<b>Other Commercial Services</b>	PC	Sec. 16-4-102.B.7.l	See Sec. 16-5-107.D.2	
<b>Other Uses</b>				
<b>Agriculture Uses</b>	P		Stables or Riding Academies	1 per 5 stalls
			Other	n/a
<b>Boat Ramps, Docking Facilities, and Marinas</b>	PC	Sec. 16-4-102.B.10.a	1 per 200 GFA of enclosed floor space not used for storage + 1 per 3 wet slips + 1 per 5 dry storage slips	
<b>3. Development Form Standards</b>				
<b>MAX. DENSITY (PERNET ACRE)<sup>2</sup></b>		<b>LOT COVERAGE</b>		
Residential <sup>2</sup>	4 du (6 du if lot area is at least 3 acres; 8 du if lot area is at least 5 acres)	Max. <b>Impervious Cover</b> for All <b>Development</b> Except <b>Single-Family</b> <sup>1</sup>	35%	
<b>Bed and Breakfast</b>	10 rooms			
Nonresidential	6,000 GFA	Min. <b>Common Open Space</b> for Major Residential <b>Subdivisions</b> 16%		
<b>MAX. BUILDING HEIGHT</b>				
All <b>Development</b>	35 ft			
<b>USE AND OTHER DEVELOPMENT STANDARDS</b>				
See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.				
<b>TABLE NOTES:</b>				
P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = <b>dwelling units</b> ; sf = square feet; GFA = <b>gross floor area</b> in square feet; ft = feet; n/a = not applicable				
1. Each adjacent parcel abutting the Town right-of-way acquired under the Town's Dirt Road Paving Program shall be permitted to develop to its full density potential based on the size of the parcel prior to the establishment of the Town right-of-way. See Section 16-5-105.D for additional details.				
2. Density for development that includes the Workforce Housing shall be determined based on Sec. 16-4-105.A.				

## Sec.16-3-106. Overlay Zoning Districts

### H. Forest Beach Neighborhood Character Overlay (FB-NC-O) District

#### 1. Applicability and Purpose

The purpose of the Forest Beach Neighborhood Character Overlay (FB-NC-O) District is to protect the **single-family** residential character of the district and in particular the **development** and redevelopment of **lots** within the district. All new **development** and changes to existing **development** in the district are subject to the overlay district regulations in addition to those listed in Sec. 16-3-104.C, Residential Single-Family-5 (RSF-5) District.

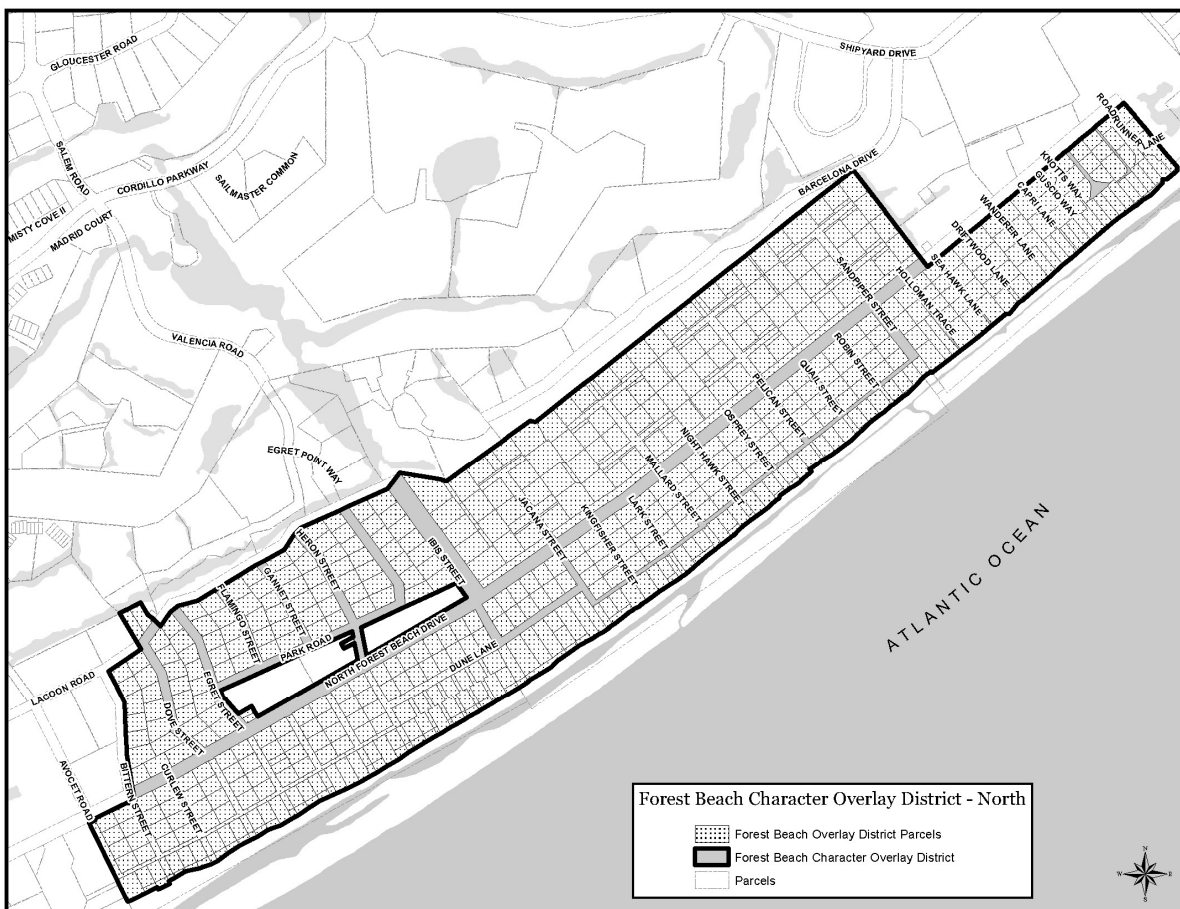
#### 2. Approval

Compliance with the requirements of this section shall be determined by the **Official** at the time the **building** permit is reviewed and shall be based upon the standards of Sec. 16-3-104.C, Residential Single-Family-5 (RSF-5) District.

#### 3. Delineation of District

The Forest Beach Neighborhood Character Overlay (FB-NC-O) District includes all **parcels** shown as hatched in Figure 16-3-106.H.3 below.

(Revised 5-17-2016 - Ordinance 2016-07)





#### **4. District Regulations**

*(Revised 5-17-2016 - Ordinance 2016-07)*

##### **a. Setbacks**

- i. In addition to the **single-family** setback requirements of Sec. 16-5-102, Setback Standards, a side, and rear adjacent use setback shall be required.
- ii. Setbacks shall comply with the standards of Sec. 16-5-102, Setback Standards, except that the 65 degree setback angle shall be measured from 20 feet above thirteen feet (13') above mean sea level using the NAVD 88 vertical datum or **pre-development grade**, whichever is higher.
- iii. Side adjacent use setbacks shall be 10 feet for **lots** with a width of 70 feet and above. For **lot** widths less than 70 feet, the side adjacent use setback shall be equal to 12 percent of the **lot** width rounded to the closest whole number. However, to preserve significant **trees** or stands of **trees** any one side setback may be reduced to five feet, provided the sum of the required side setbacks is not reduced.
- iv. Rear adjacent use setbacks shall equal 10 percent of the **lot** depth or 10 feet, whichever is greater. However, to preserve significant **trees** or stands of **trees**, the rear setback may be reduced to five feet provided the sum of the required street and rear setbacks is not reduced.
- v. To preserve significant **trees** or stands of **trees** in the rear of the lot, the street setback may be reduced to 15 feet provided the sum of the required street and rear setback is not reduced.

*(Revised 3-7-2023 - Ordinance 2023-04)*

## b. Buffers

- i. A 20-foot street buffer and side and rear buffers equal to the setbacks above shall be required.
- ii. Buffers shall comply with the standards of Sec. 16-5-103, Buffer Standards, except that **driveways** for **street access** as permitted in Sec. 16-5-103.J, Development Within Required Buffers, shall be limited to a total of 24 feet wide within the buffer.  
*(Revised 12-5-2017 - Ordinance 2017-19)*
- iii. If the cumulative size of existing **trees** in a buffer is less than two inches **DBH** per 100 square feet, supplemental **tree** planting shall be required. Supplemental **trees** shall be sized to achieve the two inches **DBH** per 100 square foot minimum in each buffer. 50 percent of the caliper inches of any supplemental **trees** shall be broad-leaved evergreen overstory hardwoods and endangered species as identified in Sec. 16-6-104.H.
- iv. In the case of a **corner lot**, the required 20-foot adjacent street buffer may be reduced to 10 feet for the **street** with the lower ADT unless the **street** with the higher ADT is approved for the reduction in order to preserve significant **trees** or stands of **trees**. In the case where both **streets** have the same ADT, the 20-foot buffer shall apply to the **street** that will better preserve significant **trees** or stands of **trees**.
- v. In order to preserve significant **trees** or stands of **trees** in the rear of the **lot**, the street buffer may be reduced to 15 feet, provided the sum of the required street and rear buffer is not reduced.

## c. Impervious Cover

All site paving shall be **pervious** with the exception of a swimming pool and deck not to exceed 500 square feet unless the site complies with the maximum **impervious cover** requirements for the RSF-5 District. Spaced wood decking over a **pervious** surface is considered **pervious**.

## d. Floor Area Ratio

The maximum **gross floor area** is limited to 0.45 times the area of the **lot** containing the **single-family** residence up to a maximum of 5,000 square feet. The **gross floor area** shall include covered porches and all enclosed space with a ceiling height of seven feet or greater except as follows:

- i. Areas beneath the **structure** utilized solely for parking and storage. All such areas must be hydrostatically vented if required by the Building **Official**.
- ii. The first 600 square feet of covered porches.
- iii. Attic space as defined by the latest adopted edition of the IBC.

*(Revised 5-7-2024 - Ordinance 2024-04)*

## e. Minimum Lot Size and Width

The **subdivision** or recombination of **lots** platted and recorded on or after April 3, 2001, shall not result in any **lot** less than 7,000 square feet in size or 70 feet in width.

## f. Parking

Two parking spaces are required for up to 2,000 square feet of **gross floor area**. Above 2,000 square feet, one additional space is required for each 1,000 square feet or less of **gross floor area**. **Driveway** paving not located in the required buffer may be counted for parking.



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## TOWN OF HILTON HEAD ISLAND

### *Gullah Geechee Historic Neighborhoods Community Development Corporation*

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**TO:** Land Management Ordinance Task Force  
**FROM:** Thomas Boxley, Executive Director  
**CC:** Marc Orlando, ICMA-CM, Town Manager  
**DATE:** March 26, 2026  
**SUBJECT:** Gullah Geechee Historic Neighborhoods Community Development Corporation – LMO Task Force Recommendations – Series I

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#### **BACKGROUND:**

As part of the CDC mission to support the Gullah Geechee community of Hilton Head Island, the CDC convened a focus group to gather feedback that would inform the work of the LMO Task Force. The first series of recommendations was submitted to the CDC board for discussion and vote during our February monthly board meeting. The following narrative is meant to provide additional context to the recommendations:

1. Property owners seeking to make improvements on their personal parcels of land are different from large scale developers and should not be considered as such.
2. Redevelopment and the impacts that redevelopment could have on historic neighborhoods should be considered. For example, if a parcel in a historic neighborhood was granted 8 units per acre or greater and the property is impacted by storm, fire, or other natural disaster, so long as the ownership is maintained, the property owner should be granted the right to rebuild based on the standard established (grandfather clause).
3. The concept of norming density at 6 dwelling units per acre is based in maintaining the highest possible density in historic neighborhoods. There have been several conversations regarding a reduction in density. The focus group as a majority was not in favor of a reduction in density. The majority also agreed that density should not be set below a base level of 6 dwelling units per acre should there be any shift to a lower density or a move to abandon sliding scale density. Eight units per acre has been referenced in several documents that have been published in the past (R/UDAT Study, Response to the R/UDAT, Stoney Area Initiative Plan, etc.) and should be honored.

The overarching theme presented by the focus group is to maintain opportunities for the Gullah community that don't minimize or diminish the by right opportunities that have been afforded developers of parcels in historic neighborhoods in previous years.

**RECOMMENDATION:**

Given the aforementioned context, CDC Staff recommends adoption of the following recommendations, as presented to and adopted by the CDC Board of Directors on February 19, 2026:

- Ensure that developers are held liable for mitigating stormwater impacts and disruptions in all downstream directions of a proposed development (North, South, East and West). Deeper offsite analysis will be required to address potential impacts prior to issuance of building permits to ensure mitigation requirements are clearly defined
- Allow cottage style home development that incorporates a smaller footprint home for cost effectiveness
- Keep the provisions allowed in the current LMO related to Gross Floor Area/acre that can be dedicated to home-based businesses (residential/commercial provision).
- Remove feet from the code regarding height and referencing stories instead as a replacement for height standards.
- Stronger, more consistent infrastructure requirements (such as mandatory stormwater review) across all development types. Currently minor subdivisions do not require a high-level stormwater review. Multiple minor developments in one area ultimately create drainage issues resembling the stormwater issues that would result from a major subdivision.
- Mandatory sewer connection for all new development.
- Reintroduce meaningful incentives that encourage workforce housing within mixed-use and residential districts, ensuring long-term affordability and local economic participation.
- Norm density at a minimum of 6 Dwelling Units/acre. This would seem to be an equitable compromise if sliding scale density is written out of the code.

- Mitchelville density and development components should be extended to parcels across the road so that there is uniformity in the code versus a “piece meal” strategy.

**ATTACHMENTS:**

N/A