



**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 Councilman Steve DeSimone, Vice Chair Councilwoman Tamara Becker, and Members Councilwoman Patsy Brison, Town Manager 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, and 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. 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 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 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, Design Review Board Chair, provided background for the Task Force on the reasoning behind the locations of the Resort districts. Councilwoman Patsy Brison shared some history of the Resort District and in particular the change in height allowed in the district which occurred in 2014. She shared a citizen concern about building height limits, setback standards and buffer requirements and the request to review those elements and whether they are effective at maintaining island character and preventing mass and scale issues. 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