

# Land Management Ordinance Amendment Project



# LMO AMENDMENT PROJECT UPDATE

## Priority Amendments

Address **important** and **urgent** issues that cannot wait for the Full LMO Amendment.

*Summary was presented at the September 16, 2024 Town Council Workshop.*



## Code Audit & Blueprint

**Confirms** issues that we know and **explores** additional issues that may be identified, setting the road map for the Full LMO Update.



## Full LMO Amendment

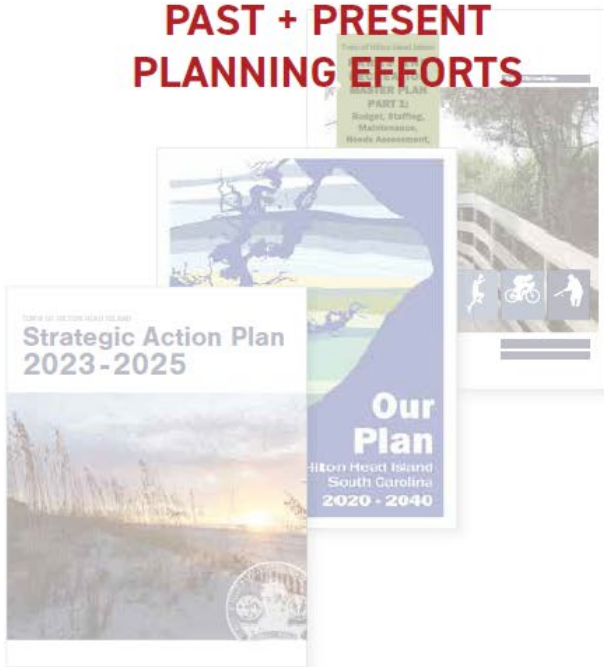
A full amendment of the LMO, including **reorganization** of the LMO, exploring and analyzing updates to **address key issues**, and updating regulations to **implement adopted plans**.

# LMO AMENDMENT

# LMO PROJECT PROCESS

## CODE BLUEPRINT: CONFIRMATION OF DIRECTION

### PAST + PRESENT PLANNING EFFORTS



COMPREHENSIVE + DISTRICT PLANNING

### WE ARE HERE!

#### GOAL OF THE CODE BLUEPRINT

- + Overview of recommended Best Practices
- + Confirm direction on key policy decisions
- + Confirm degree of change anticipated in LMO update



CODE BLUEPRINT

LMO OVERHAUL



# LMO AMENDMENT CODE BLUEPRINT

## CODE BLUEPRINT: BACKGROUND RESEARCH



**KICK-OFF SITE VISIT**  
*February 15-16, 2024*



**REVIEW OF PLANNING +  
BACKGROUND DOCUMENTS**



**DISTRICT PLANNING  
COORDINATION + WORK SESSION**  
*June 4-6, 2024*

**Town Council Workshop – September 24, 2024**



## LMO AMENDMENT GUIDING PRINCIPLES

These guiding principles will help steer the Land Management Ordinance Amendment to reflect the Town's priorities while maintaining the integrity of Hilton Head Island's unique character.

- 1. Environmental Stewardship:** Prioritize the preservation and enhancement of the Island's natural resources, including trees, wetlands, green spaces, and coastal areas. Promote development practices that reduce environmental impact, align with the Town's commitment to environmental sustainability, and support long-term ecological health.
- 2. Community Character and Aesthetics:** Ensure that new developments and renovations maintain the unique architectural and cultural character of Hilton Head Island. Guidelines should reinforce the Town's identity and respect the aesthetics of established neighborhoods and commercial districts.
- 3. Sustainable Development:** Encourage context-sensitive principles that balance development with the preservation of natural landscapes. Focus on creating resilient infrastructure that can adapt to environmental challenges.
- 4. Accessibility:** Ensure that land use policies consider the needs of all community members and provide equal access to housing, business opportunities, recreation and transportation.



## LMO AMENDMENT GUIDING PRINCIPLES

- 5. Economic Vitality:** Support a diversified economy by creating a regulatory environment that fosters innovation, entrepreneurship, and sustainable tourism. Ensure that land use policies align with the Town's strategic action plan, comprehensive plan, district plans and other prior planning documents.
- 6. Community Engagement and Transparency:** Foster a transparent and participatory process for the LMO Amendment, ensuring that residents, businesses, and stakeholders have opportunities to participate in decision-making. Communicate regular updates and gather feedback to ensure the ordinance reflects the community's values and needs.
- 7. Efficient and Effective Governance:** Create a streamlined, user-friendly LMO (both hard-copy and online) that simplifies regulatory processes and increases efficiency while ensuring compliance with local, state, and federal regulations. The goal is to create a balanced approach that meets the needs of development and preservation without unnecessary complexity.



# LMO AMENDMENT CONTENT ORGANIZATION

## LMO TABLE OF CONTENTS:

1. General Provisions
2. Zoning Districts
3. Use Standards
4. Sustainable Development
5. Natural Resource, Site and Subdivision Standards
6. Development Standards
7. Administration
8. Non-conformities
9. Definitions

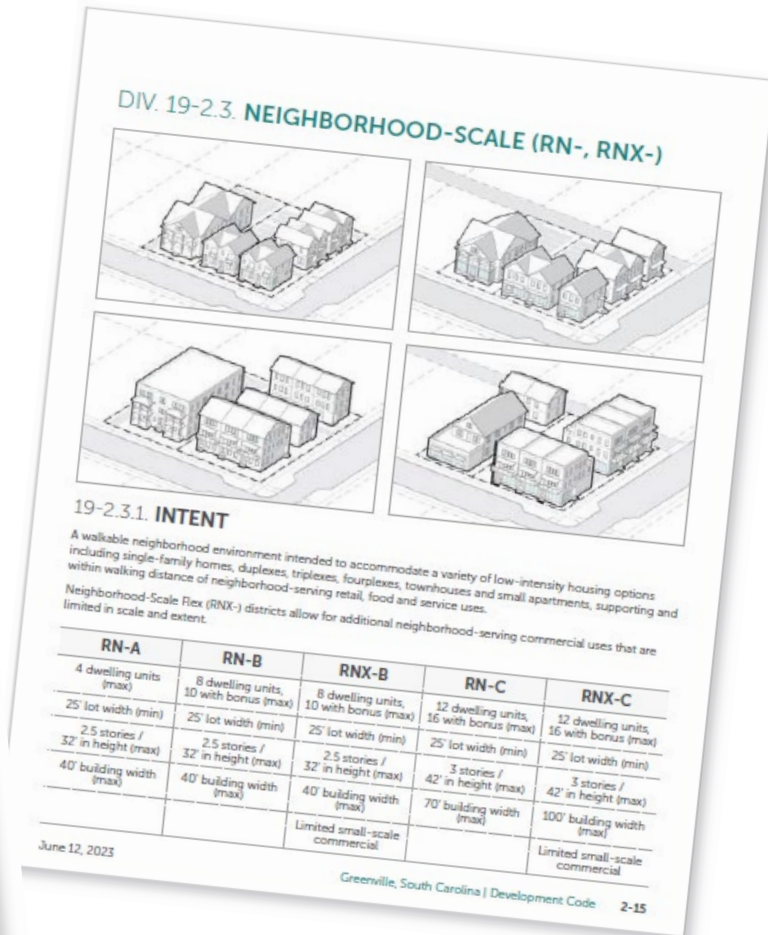
## Maps and Tables

- (i.e. Zoning Map, Airport Overlay, Coastal Protection Area, Transition Area Map, Corridor Overlay Area, Historic Neighborhoods Map, etc.)

## Supplemental Documents:

- User Guide
- Applications Manual
- Design Guide

Town Council Workshop – September 24, 2024



Examples of Illustrative Tables and Graphics Greenville, South Carolina



# LMO AMENDMENT PUBLIC ENGAGEMENT PLAN

The LMO Amendment Public Engagement Program will kick off early 2025 and occur throughout the duration of the project.

**Project Website-** To serve as a hub for all information, project documentation, findings, and schedules for the project.

## Engagements

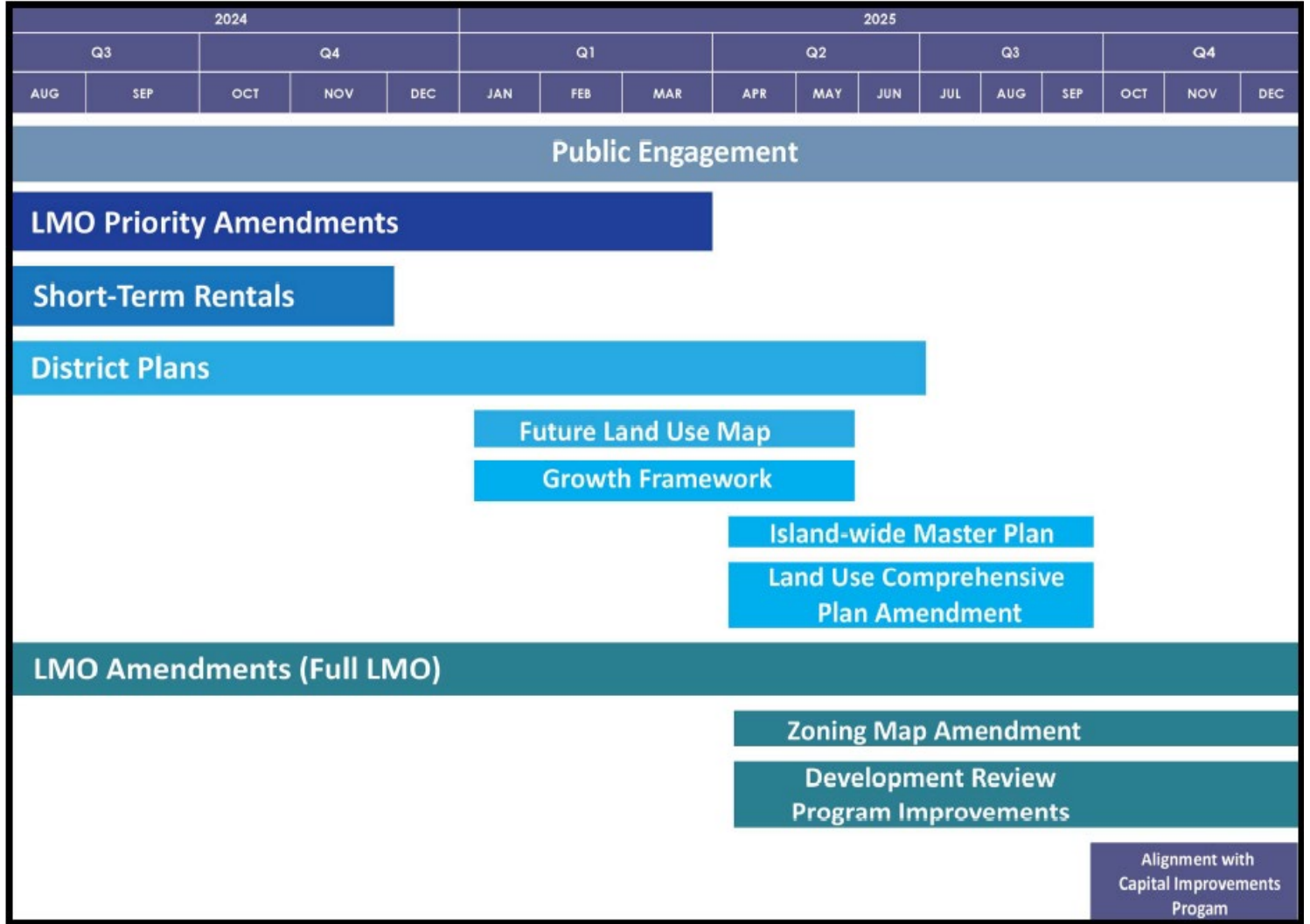
- Online engagements
- Pop-Up events
- Community Meetings/Open Houses
- Stakeholder/Focus Groups
  - Citizen representatives; Neighborhood organizations; Economic Development/Business community; Housing Organizations; Design, Construction and Development entities; Outside agencies (i.e. schools, higher learning institutions, utility providers); Sustainability/Resiliency experts; Cultural Leaders; Recreation providers, etc.
- Appointed Board review
  - Planning Commission; Design Review Board; Board of Zoning Appeals; Gullah Geechee Land and Preservation Task Force; Housing Action Committee, Gullah Geechee Historic Neighborhoods CDC

**Town Council Workshop – September 24, 2024**





# LMO AMENDMENT PROJECT SCHEDULE



# QUESTIONS?