



**Town of Hilton Head Island  
Planning Commission  
LMO Committee**

**Monday, January 28, 2019  
2:00 p.m. – Benjamin M. Racusin Council Chambers  
AGENDA**

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As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting.

- 1. Call to Order**
- 2. Freedom of Information Act Compliance**  
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 3. Approval of Agenda**
- 4. Approval of Minutes – December 11, 2018**
- 5. Discuss Proposed LMO Amendments Related to Electric Go-Carts in the WMU Zoning District**
- 6. Adjournment**

*Please note that a quorum of Town Council may result if four or more of their members attend this meeting. A quorum of Planning Commissioners may result if five or more of their members attend this meeting.*

**TOWN OF HILTON HEAD ISLAND**  
**LMO Committee Meeting**  
**December 11, 2018 – 10:00 a.m.**  
**Benjamin M. Racusin Council Chambers**

Members Present: Chairman Peter Kristian, Leslie McGowan, Michael Scanlon

Members Absent: Vice Chairman Todd Theodore

Planning Commissioners Present: Glenn Stanford

Town Council Present: None

Town Staff Present: Teri Lewis, Anne Cyran, Teresa Haley

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**1. Call to Order**

Chairman Kristian called the meeting to order at 10:00 a.m.

**2. Freedom of Information Act**

Public Notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and Town of Hilton Head Island requirements.

**3. Approval of the Agenda**

Mr. Scanlon moved to approve. Ms. McGowan seconded. The motion passed unanimously.

**4. Approval of the Minutes – None**

**5. Discuss Proposed Amendments Related to Recreational Vehicles**

Chairman Kristian introduced the item and asked Ms. Lewis to begin the discussion. Ms. Lewis went through the proposed changes as outlined in the Committee's packet.

The Committee made comments and inquiries regarding: adding language that the residential building is not occupiable during this use; how water, electric, and sewer are handled; Staff will do more research and talk to the appropriate utility companies; how this would be permitted; residences being renovated would have existing utilities that can be tapped into; undeveloped lots may not have established utilities; define conditions further as to where residences and/or utilities are/are not present; concern for the term "new" residence; the length of the permit and extension period; and research building guidelines pertaining to active, ongoing construction.

Chairman Kristian asked for public comments and none were received.

Chairman Kristian asked Staff to revise and send draft language to the Committee to preview prior to the public hearing on this item. At this time, the public hearing will be held at the Planning Commission meeting on January 16, 2019 at 3:00 p.m. in Town Hall Council Chambers.

Chairman Kristian indicated Staff is continuing to research Ms. Patsy Brison's concerns brought forth at a previous meeting.

**6. Adjournment**

The meeting was adjourned at 10:18 a.m.

Submitted by: Teresa Haley, Senior Administrative Assistant

Approved:

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Peter Kristian, Chairman

DRAFT



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## TOWN OF HILTON HEAD ISLAND

### *Community Development Department*

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**TO:** LMO Committee  
**FROM:** Teri B. Lewis, AICP, *LMO Official*  
**DATE:** January 22, 2019  
**SUBJECT:** Proposed LMO Amendment to add electric go-carts as an Outdoor Recreation use in the WMU Zoning District

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**Recommendation:** Staff recommends the LMO Committee consider whether or not an amendment to allow electric go-carts as an Outdoor Recreation use in the Waterfront Mixed Use (WMU) Zoning District should be pursued.

**Summary:** The Land Management Ordinance (LMO) only permits go-cart tracks as an Indoor Recreation Use. The Planning Commission received a request to amend the LMO to allow electric go-carts as an Outdoor Recreation use, specifically in the WMU Zoning District.

**Background:** At the October 3<sup>rd</sup> Planning Commission meeting, Roger Freedman, the owner of Broad Creek Marina and ZipLine Hilton Head, informed the Commission that he wants to build an outdoor electric go-cart track at ZipLine Hilton Head, which is located in the WMU Zoning District. He requested that the Planning Commission consider an amendment to the LMO to allow electric go-carts as an Outdoor Recreation use in the WMU Zoning District. Planning Commission asked the LMO Committee to discuss the proposal.

The LMO Committee met on October 30<sup>th</sup> and discussed the proposed amendment, including: what the difference in decibel levels is between gas and electric go-carts; whether there is evidence that go-carts would positively benefit the Island; that trees and wildlife habitat could be negatively affected by the construction of an electric go-cart track; noise from the participants; that allowing electric go-carts will make the Island more carnival-like; and if there are environmental studies regarding the effects of asphalt near wetlands.

Following the discussion, the LMO Committee decided to ask the Planning Commission to add a discussion about allowing electric go-carts to a future meeting to allow more input about the issue.

The Planning Commission heard a presentation from staff on December 19, 2018 related to how this proposed change would apply to all properties in the WMU zoning district. Staff also presented maps showing all of the areas zoned WMU on the Island. Nate Jones, a representative of Broad Creek Marina, showed the Commission a video of an electric go-cart track to illustrate the noise that they create and discussed decibel levels. He stated that the closest electric go-cart track is located in Statesboro, Georgia. Several members of the public were in attendance at the meeting and the majority of their concerns included noise (from the electric go-carts, their riders and observers) and visibility.



**Proposed LMO Amendment to add electric go-carts as an Outdoor Recreation Use in the WMU Zoning District**

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During their discussion, the Planning Commission discussed the following:

- difficulty making a decision based upon sound in a video;
- safety concerns;
- insurance;
- indoor go-cart tracks are a by right use in the WMU zoning district;
- an indoor go-cart track may require more tree removal than an outdoor go-cart track;
- noise may become a nuisance;
- this use does not fit into other WMU zoned properties; and
- the possibility of bringing an electric go-cart to the Island for a demonstration.

At the conclusion of their discussion, the Commission asked Mr. Jones to return to the LMO Committee with a comprehensive plan of the Broad Creek Marina area, including the end goal of the property, and a map or photographs of the layout of the property. Staff reminded Planning Commission that if this use is allowed it must comply with all requirements of the LMO.

Additionally, the owner of Broad Creek Marina is not bound by any plans that he shares with the Commission.

**Attachments**

- A. Draft Amendments
- B. WMU Zoning District Maps
- C. Related Sections of the LMO
- D. Comparative Examples of Noise Levels
- E. PowerPoint Presentation from Roger Freedman

## Chapter 16-4: Use Standards

### Sec.16-4-102. - Principal Uses

- A. Principal Use Table – *No Change*
- B. Use-Specific Conditions for Principal Uses
  - 1. - 4. – *No Change*

#### 5. Commercial Recreation Uses

##### a. Indoor Commercial Recreation Uses

The site of an *indoor commercial recreation use* in the S District shall not have direct vehicular *access* to a major arterial.

##### b. Outdoor Commercial Recreation Uses other than Water Parks

i. The site of an *outdoor commercial recreation use* shall have direct vehicular *access* to a minor arterial in accordance with Sec. 16-5-105.B, Street Hierarchy.

ii. Go-cart tracks may be located outside in the WMU District provided:

- 01. The associated go-carts are electric; and
- 02. A Type D buffer (see Section 16-5-103.F, Buffer Types) is provided between the electric go-cart tracks and any property line.

## Chapter 16-10: Definitions, Interpretation, and Measurement

### Sec.16-10-103. - Use Classifications, Use Types, and Definitions

#### E. Commercial Recreation Uses

##### 1. Description

Commercial Recreational *Uses* involve providing indoor or outdoor facilities for recreation or entertainment-oriented activities by patrons or members. There are two types of Commercial Recreation *uses*: indoor commercial recreation and outdoor commercial recreation. These *uses* do not include banquet halls that are accessory to a

*hotel* , restaurants (considered an *Eating Establishment use* ), or recreational facilities that are accessory to a *community service use* or *religious institution use* , or *uses* reserved for use by a particular residential *development's* residents and their guests (and thus considered accessory to the Residential *Use* ). *Accessory uses* may include offices, concessions, snack bars, and *maintenance* facilities.

## 2. Use Types and Definitions

### Indoor Commercial Recreation

An establishment that offers entertainment activities, events, or attractions to the general public on a commercial or fee basis. Indoor commercial recreation *uses* include: movie theaters, stage theaters, auditoriums, amusement and electronic game arcades (video games, pinball, etc.), pool or billiard tables, theme or amusement parks, boardwalks, midway type attractions such as rides, bumper cars, go-cart tracks, game booths, bowling alleys, pool halls, dance studios and dance halls, indoor firing ranges, health clubs and spas, indoor tennis and *swimming pools*, and indoor archery ranges.

### Outdoor Commercial Recreation Other than a Water Park

An establishment that offers entertainment and recreation activities, events, or attractions to the general public, outdoors, on a commercial or fee basis. Outdoor commercial recreation *uses* include golf courses; driving ranges; miniature golf courses; zip line courses, electric go-cart tracks and active sports complexes with such *uses* as tennis courts, ball fields and basketball courts; and facilities that are available for the benefit of spectators like stadiums, amphitheaters, and band shells. This *use* does not include *Water Parks*.

### Water Park

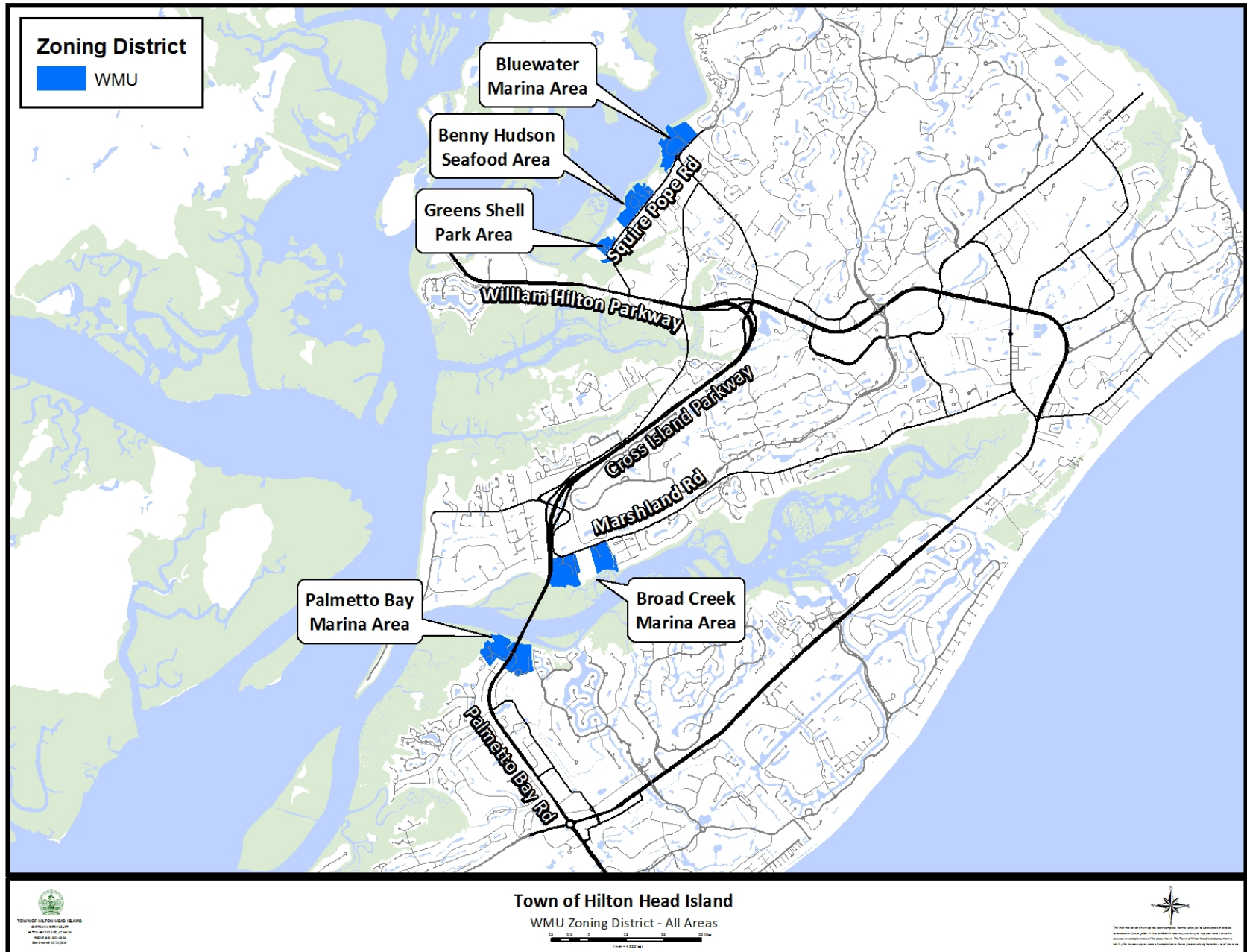
A type of *outdoor commercial recreation use* that includes water slides, wave pools, and *swimming pools* and is open to the general public on a commercial basis. *Accessory uses* may include food and beverage concessions, parking, and *maintenance* facilities.

**LMO Committee**

Proposed LMO Amendment to add electric go-carts as an Outdoor Recreation use in the WMU Zoning District

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Attachment B, Page 1





**LMO Committee**

Proposed LMO Amendment to add electric go-carts as an Outdoor Recreation use in the WMU Zoning District

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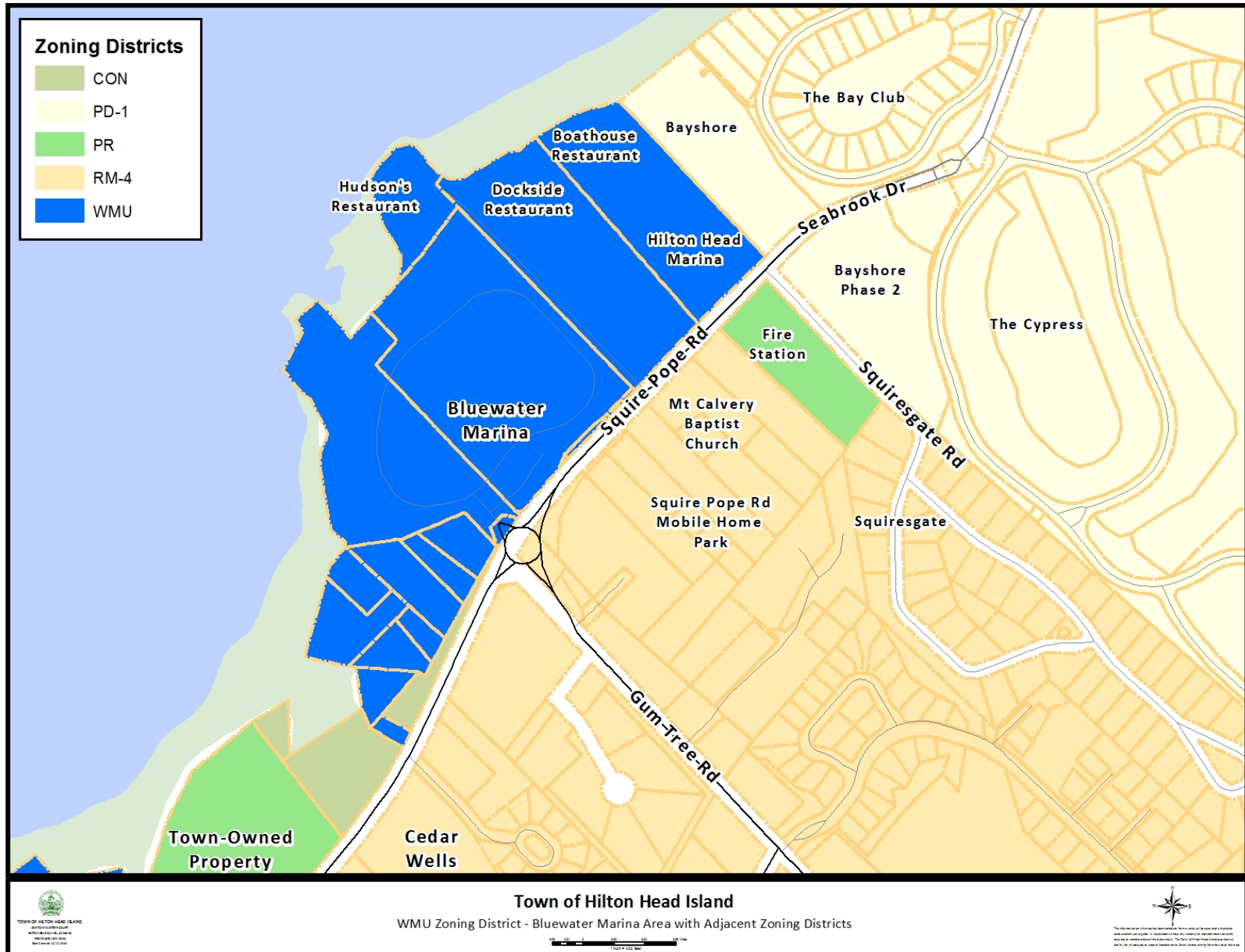


**LMO Committee**

Proposed LMO Amendment to add electric go-carts as an Outdoor Recreation use in the WMU Zoning District

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**LMO Committee**

Proposed LMO Amendment to add electric go-carts as an Outdoor Recreation use in the WMU Zoning District

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**LMO Committee**

Proposed LMO Amendment to add electric go-carts as an Outdoor Recreation use in the WMU Zoning District

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**LMO Committee**

Proposed LMO Amendment to add electric go-carts as an Outdoor Recreation use in the WMU Zoning District

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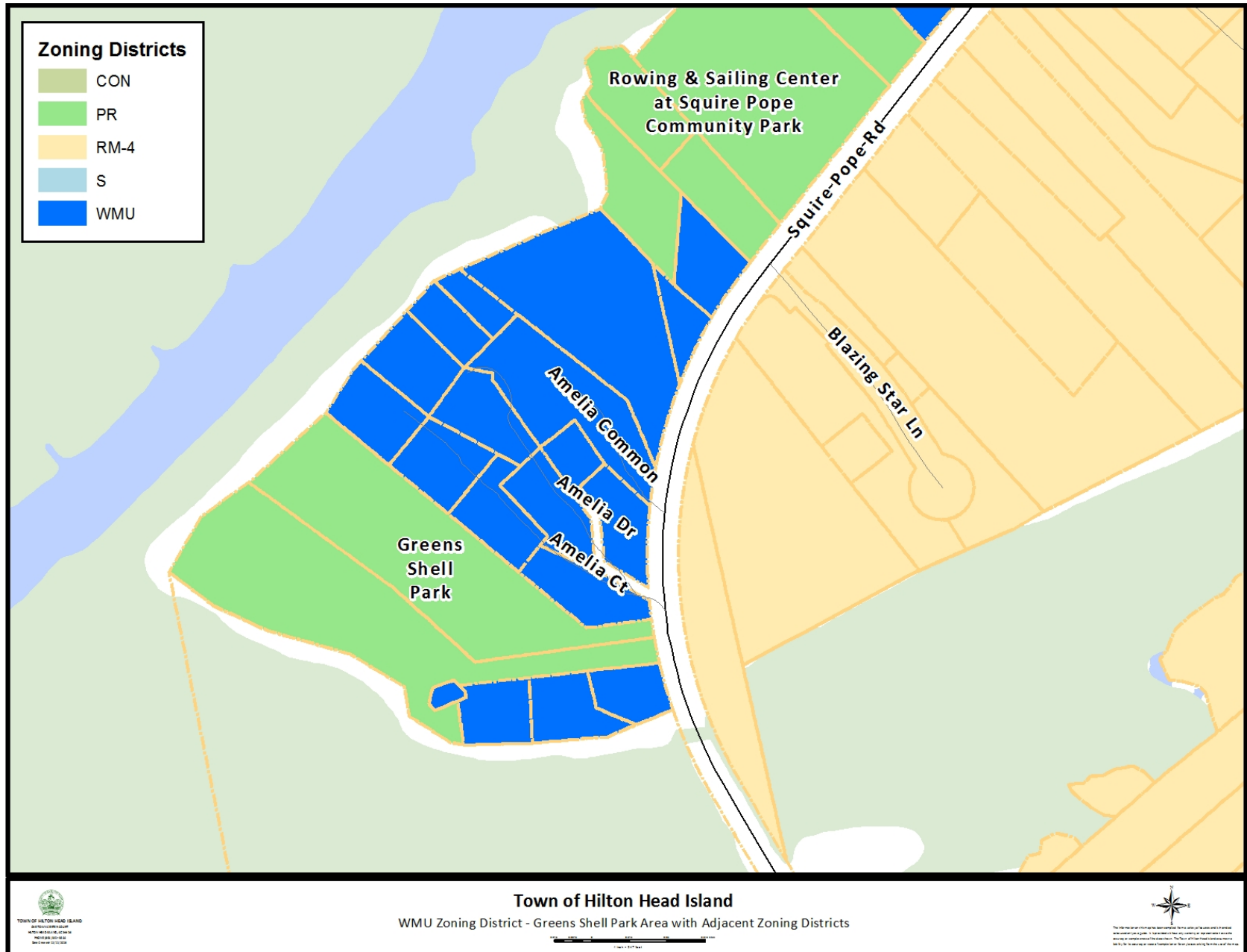


**LMO Committee**

Proposed LMO Amendment to add electric go-carts as an Outdoor Recreation use in the WMU Zoning District

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**LMO Committee**

Proposed LMO Amendment to add electric go-carts as an Outdoor Recreation use in the WMU Zoning District

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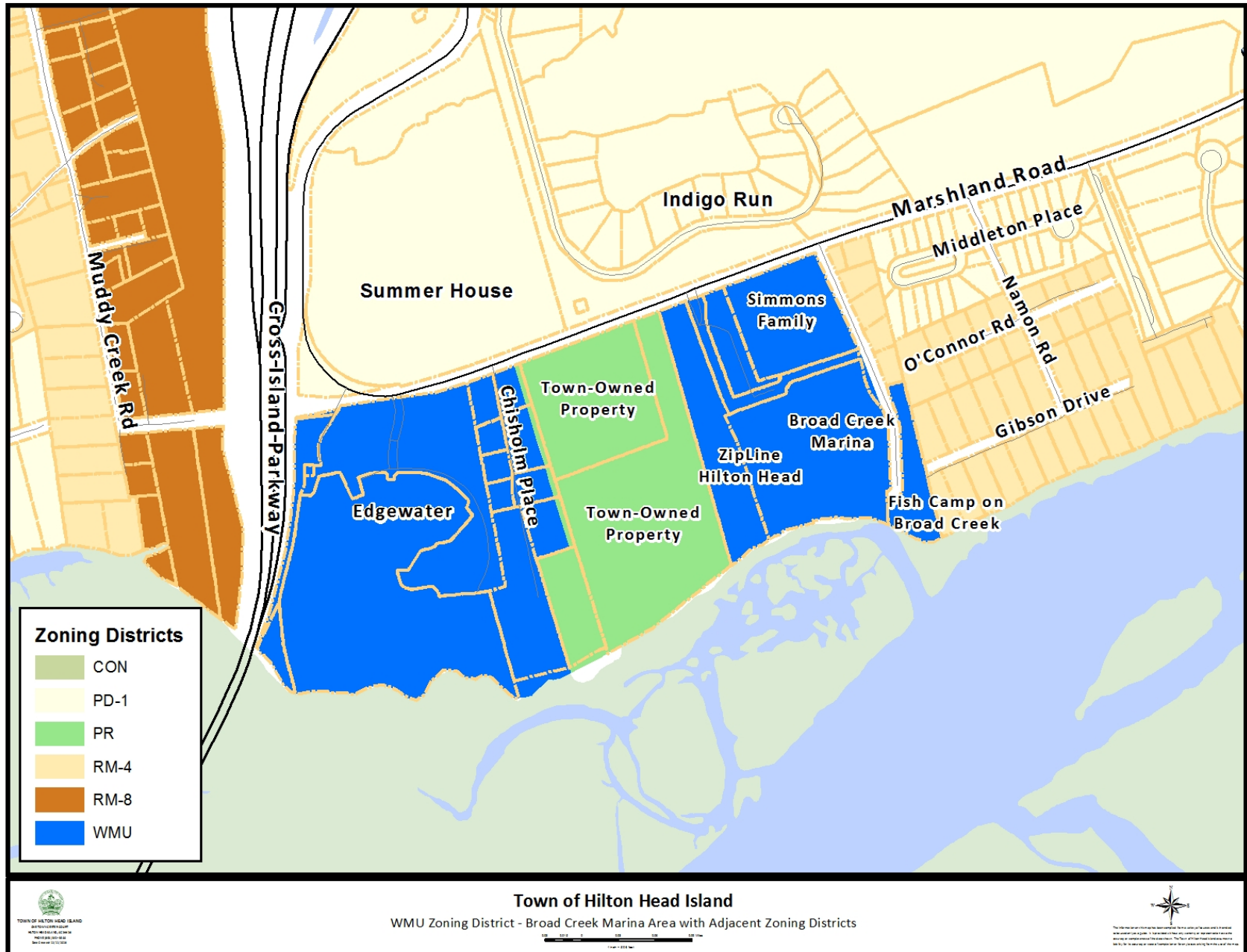


**LMO Committee**

Proposed LMO Amendment to add electric go-carts as an Outdoor Recreation use in the WMU Zoning District

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**LMO Committee**

Proposed LMO Amendment to add electric go-carts as an Outdoor Recreation use in the WMU Zoning District

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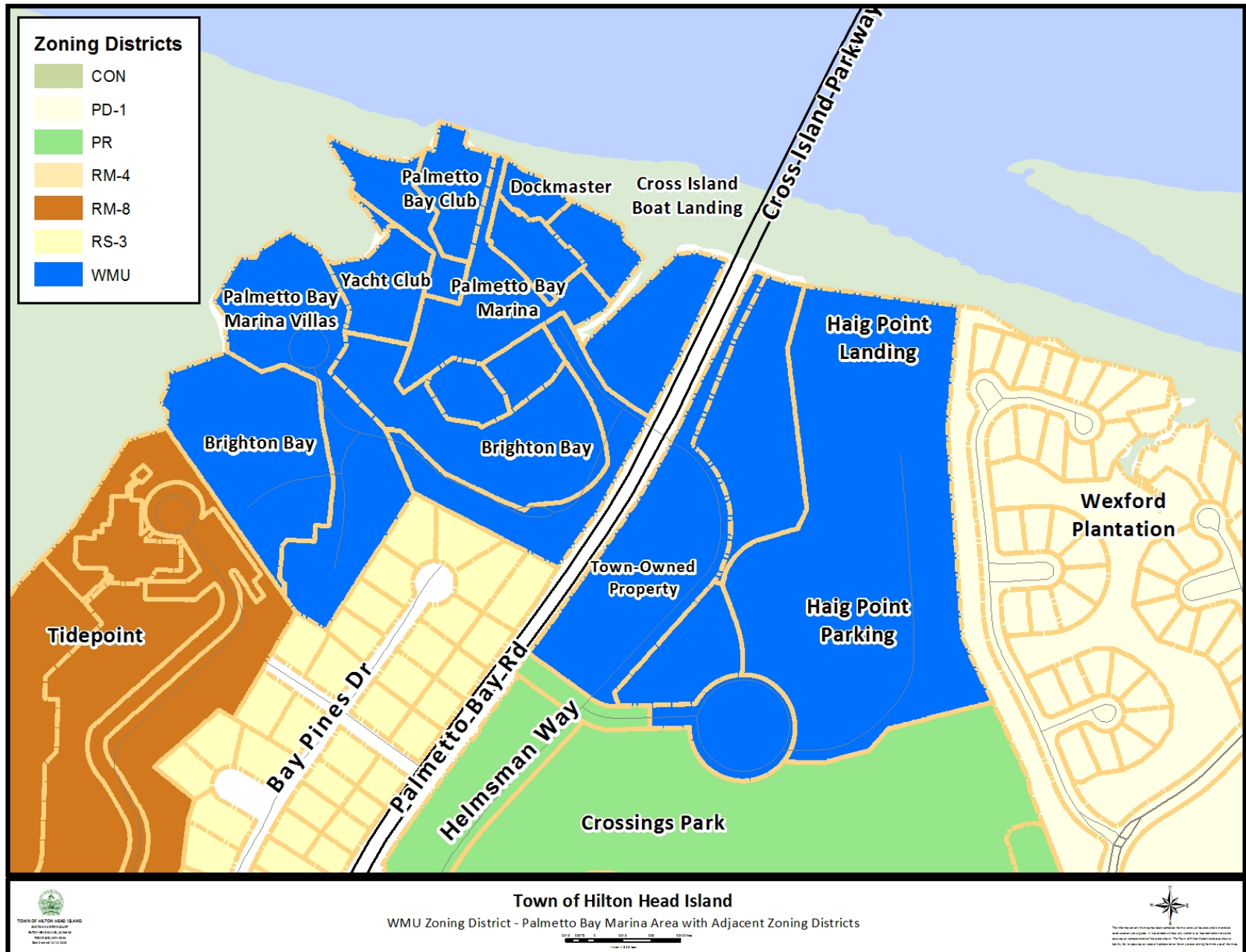


**LMO Committee**

Proposed LMO Amendment to add electric go-carts as an Outdoor Recreation use in the WMU Zoning District

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**LMO Committee**

Proposed LMO Amendment to add electric go-carts as an Outdoor Recreation use in the WMU Zoning District

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Attachment C, Page 1

**Land Management Ordinance (LMO)**

*Note: Words and phrases in bold and italics are emphasized because they are defined in the LMO.*

<b>Table 16-4-102.A.6. – Principal Use Table</b>													
<b>P = Permitted by Right</b>	<b>PC = Permitted Subject to Use-Specific Conditions</b>				<b>SE = Allowed as a Special Exception</b>				<b>Blank Cell = Prohibited</b>				
<b>Use Classification/ Use Type</b>	<b>Mixed-Use and Business Districts*</b>												
	<b>CR</b>	<b>SP C</b>	<b>CC</b>	<b>MS</b>	<b>WMU</b>	<b>S</b>	<b>MF</b>	<b>MV</b>	<b>NC</b>	<b>LC</b>	<b>RD</b>	<b>MED</b>	<b>IL</b>
<b>Indoor Commercial Recreation Uses</b>	P	P		P	P	PC	P	P		P	P		
<b>Outdoor Commercial Recreation Uses Other than Water Parks</b>	PC				PC			PC		PC	PC		

\*Indoor and Outdoor Commercial Recreation Uses are only permitted in Mixed-Use and Business Districts.

**Section 16-4-102.B.5.b. – Use Specific Conditions for Outdoor Commercial Recreation Uses other than Water Parks**

The site of an *outdoor commercial recreation use* shall have direct vehicular *access* to a minor arterial in accordance with Sec. 16-5-105.B, Street Hierarchy.

<b>Table 16-5-105.B: Designated Arterials</b>	
<b>Major Arterials</b>	Cross Island Parkway
	Palmetto Bay Road
	Pope Avenue
	US Route 278 (William Hilton Parkway), include Sea Pines Circle
<b>Minor Arterials</b>	Arrow Road
	Beach City Road
	Cordillo Parkway
	Dillon Road
	Folly Field Road
	Gardner Drive
	Greenwood Drive (to Sea Pines gate)
	Gum Tree Road
	Leg O' Mutton Road
	Main Street
	Marshland Road
	Mathews Drive
	New Orleans Road
	North Forest Beach Drive (Coligny Circle to Avocet Street)
	Pembroke Drive
	South Forest Beach Drive (Coligny Circle to Alder Lane)
	Spanish Wells Road
	Union Cemetery Road
	Wild Horse Road

One of the proposed conditions is that a Type D buffer must be provided:

<b>TYPE D BUFFER</b>		
<p>The buffer includes high-density screening designed to eliminate visual contact up to a height of six feet and create a strong spatial separation between <b>adjacent uses</b> . A Type D buffer is required adjacent to all loading areas per Section 16-5-107.H.8.d, Buffering of Loading Areas.</p>		
Option 1		<ul style="list-style-type: none"> <li>• Width: 30 feet</li> <li>• <b>Overstory trees</b> : 5 every 100 linear feet</li> <li>• <b>Understory trees</b> : 6 every 100 linear feet</li> <li>• Evergreen shrubs: 25 every 100 linear feet and at least 6 feet high at maturity</li> <li>• At least 50% of all <b>trees</b> must be evergreen</li> </ul>
Option 2		<ul style="list-style-type: none"> <li>• Width 20 feet</li> <li>• <b>Overstory trees</b> : 6 every 100 linear feet</li> <li>• <b>Understory trees</b> : 8 every 100 linear ft</li> <li>• A solid wall or fence at least 6 feet high or a solid evergreen hedge at least 6 feet high and 3 feet wide</li> <li>• At least 50% of all <b>trees</b> must be evergreen</li> </ul>



**LMO Committee**

Proposed LMO Amendment to add electric go-carts as an Outdoor Recreation use in the WMU Zoning District

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Attachment D, Page 1

**COMPARATIVE EXAMPLES OF NOISE LEVELS**

<b>Decibel (dB) Level</b>	<b>Source</b>	<b>Decibel Effect</b>
150	Jet take-off at 80 ft.	Eardrum rupture
140	Aircraft carrier deck	
130	Military jet aircraft take-off from aircraft carrier with afterburner at 50 ft.	
120	Thunderclap; Chain saw	
110	Auto horn at 3 ft.; Live rock music (108 - 114 dB)	16 times as loud as 70 dB Average human pain threshold
100	Outboard motor; Motorcycle; Jackhammer; Garbage truck	
90	Power mower (96 dB); Motorcycle at 25 ft. (90 dB)	4 times as loud as 70 dB
80	Garbage disposal; Dishwasher; Freight train at 50 ft.	
70	Passenger car at 65 mph at 25 ft. (77 dB); Living room music (76 dB); Vacuum cleaner (70 dB)	Arbitrary base of comparison
60	Conversation in restaurant; Office; Air conditioning unit at 100 ft.	
50	Quiet suburb; Conversation at home	One-fourth as loud as 70 dB
40	Library; Bird calls (44 dB)	
30	Quiet rural area	
20	Whisper; Rustling leaves	
10	Breathing	Barely audible

Source: IAC Acoustics, <http://www.industrialnoisecontrol.com/comparative-noise-examples.htm>

# Outdoor Electric Go Karts at 33 Broad Creek Marina Way

## Electric Go Karts

- Minimal Environmental Impact
- Minimal Noise
- Excessive Fun!



## Go Karting

- Nearly 35 million Americans participate in Go Karting every year
- Innovation of Electric Go Karts has eliminated fumes, reduced noise levels, and led to a karting explosion across the globe
- Adults, kids, birthday parties, corporate events, and team building experience
- Helps kids build confidence, focus, improves basic motor skills and reflexes, while having fun behind the wheel

## Decibel Level Observed at 25 ft





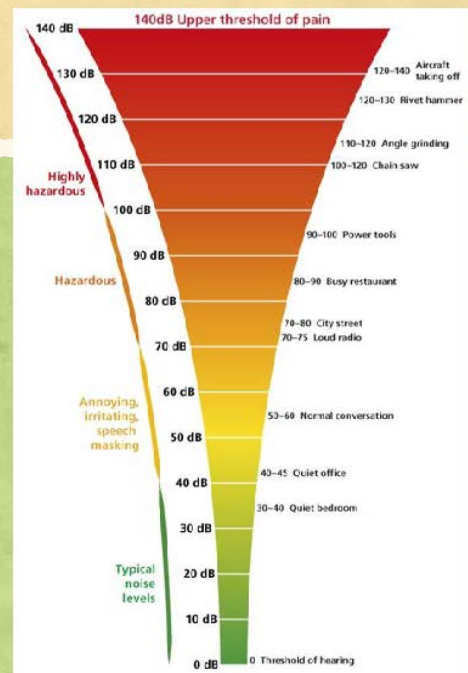
## Noise Levels at Current Location

- Ambient levels between 40-50
- Road front of passing traffic between 70-80 dB on Marshland Rd.
- Highest observed level of cars or trucks passing on roadside of Indigo Fence was 63 dB
- Indigo Run has 8 ft solid wooden fence as shown in red
- Broad Creek Marina Way has 6 ft Stucco barrier as shown in red
- Between Proposed Track Location and Indigo Wooden Fence there is approx. 385 ft.
- Highest levels observed at BCM Way fence (approx. 90 from street) were 65 Db



## Decibel Levels

- Highest observed GoKarts dB level is 68 at less than 25 ft from track
- 100 feet from track highest observed is 58 dB- most is ambient sound
- Leaf blowers typically between 75 and 80 dB within 50 ft, but as high as 100 dB



## Trees and Fences

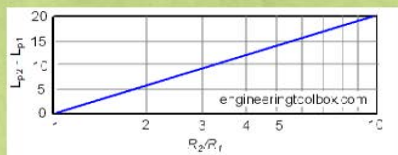
- Trees and shrubs reduce sound levels
- Fences keep people out..... And sound too!
- The proposed GoKart track will not be visible from Marshland Rd. or Broad Creek

## Physics Class

### Inverse Square Law

A Doubling of distance from a noise source will reduce the sound pressure with 6 dB

To put it simply no residential area will have any noise impact from Electric GoKarts from the BCM Way location!





## Very Similar to Golf Carts



**AP AMUSEMENT PRODUCTS** **CLASS:** Rookie, Novice, Family, High Performance  
**MODEL:** ThunderVolt Stockart + One 2-Seater (Electric)  
**MODEL #:** EK2610TV (ThunderVolt Operating System)

**Adjustable Seat**

DIMENSIONS	
Length	89"
Width	52"
Height	44"
Weight (without batteries)	585 lbs.
Weight (with batteries)	762 lbs.
Seat width	25"
Leg Room (Back of seat to face of pedal)	31-41"
Wheel base	59"
inside turning radius	69"

DRIVER SPECIFICATIONS			
	Speeds	Ages	Min Height
Rookie	5-10 MPH	6-12	40"
Novice	11-15 MPH	8-15	50"
Family	16-22 MPH	10 and up	58"
High Performance	23-35 MPH	16 and up	60"

Maximum combined rider weight 550 lbs.

## Family Fun on a Resort Island

- Norwegian Cruise Lines has some pretty smart people!
- Electric GoKarts are the future of outdoor entertainment



## Unique Island Location

Space needs and land value prohibit any other locations on the Island



## In the Vision of the Town of Hilton Head Island

As with all current businesses that Mr. Freedman owns, the proposed Go Kart operation will be developed in close conjunction with Town staff, and within the vision of the Town, making all attempts to preserve natural beauty while promoting a fun, safe, family oriented atmosphere.

