

Public Meeting Pickleball Court

209 Peninsula Drive

Welcome and Introductions—I introduced the candidates running for council and the only current council member Jay Healy who were in attendance. *I had invited all current candidates , current council members and mayor along with all members of P&Z. I felt like it would be important for all that will actually have a hand in this conditional zoning put their eyes on this space and hear first hand from the folks at the meeting.*

Pickleball – The Court and Play—explained the net, fence, acoustifence that would be installed in the next phase. I explained the length of play and number of players, bounced a ball for a minute or so.

PROJECTED USE OF COURT—This issue was discussed at length. Our proposals are as follows:

REGISTERED MEMBERS ONLY—this will keep the overall participation in check and limit it to folks within the Pleasure Cay/Harbour Point/Otter Creek area. We also discussed having a maximum number of registered users that can be updated monthly or quarterly, depending on the amount of use.

IT WAS EMPHASIZED THAT WE HAVE NO INTENTION OF ALLOWING ANYONE WHO IS NOT REGISTERED AND MEETS THE CRITERIA OF THE IMMEDIATE NEIGHBORHOOD. WE ALSO WILL NOT BE HOSTING COMPETITIONS OR TOURNAMENTS OF ANY KIND.

ACCESS BY KEYPAD OR SIMILAR DEVICE—another layer of protection from having anyone who is not a registered user to access the court

DAYLIGHT HOURS ONLY—NO LIGHTING BEING INSTALLED—*there was some confusion as to what “daylight” meant, so we suggested that we have posted hours of play. We are working out what that will look like, but we are open to having specific hours in an effort to meet halfway the folks who feel like they will be hearing nonstop noise from play. (It is worth noting that we do not expect any noise more than what is currently happening from landscaping, boating, dogs and usual neighborhood noises)*

SIGNAGE—We will have a sign designed and posted in the rock landscape at the entrance of lot. Something to the effect of “This court is for the private use of registered users of this community. “

CONCERNS EXPRESSED PREVIOUSLY

PROPERTY VALUES—had 2 local realtors speak to the fact that the development of this lot, including the pickle ball court, can only enhance property values. They expressed that it is a unique feature that most folks will see as an asset .

Saturday, August 14, 2021

NOISE— See above, related to limiting playtime and number of players. We have done some decibel readings directly on the court when the ball is being volleyed. We found that at that distance, the noise level rarely exceeded 50-60 decibels. As distance is placed from the court to anyone's home, obviously the decibels will be less with any distance. We suggested that folks research on their own the other things that are common indoor and outdoor noises that are the same or even higher. We contend that there will not be excessive or intrusive noise as is related to play. I did a quick exhibition of volleying the ball and bouncing it off of the court.

*The Mauldins continue to sight lawsuits due to pickle ball courts in a residential area. It was indicated that in most cases those stem from multiple courts being installed that may or may not have any restrictions with regard to play hours and limited registered users. For that reason, all noise issues as it relates to our project is completely hypothetical and not based on "apples to apples" comparisons.

PUBLIC VS PRIVATE— See above—registered users only

CROWDS—play will be no more than 2 or 4 players at a time, no bleachers

we are a bike/pedestrian community. The notion that there will be an increase in traffic and parking issues is unfounded. I passed a photo around from a garden event that was attended by 25 people and there were no cars parked on the street. There were bikes and one golf cart.

**We suggested installing a bike rack and an area marked for golf cart parking but we do not want to disrupt the green landscape with parking spaces and a driveway. This would be unnecessary as registered users would be walkers, bikers and golf cart riders. It is a beautiful space that would not be best served by additional cement/asphalt.*

CAMA VIOLATIONS—explained that we have paid a fine and have applied for a minor CAMA permit

DISREGARD FOR HOA COVENANT—We have communicated with the HOA board the items discussed at the meeting. We have provided all of the documentation from both public meetings for their review. Currently there is nothing in the covenants that specifically addresses using the property for this purpose. We advised the board that we will cooperate with them in coming up with a mutually satisfying agreement.

NON PERMITTED OR AUTHORIZED BY TOWN OF CB—there were a few folks that expressed that they did not like it primarily because we did not permit it appropriately. We explained that we had no idea that there was necessity to do so.

"POTHOLE" & UTILITIES—The road cut near the lot was where the city installed water and sewer across the street from 204 side to 209. We explained that that is in no way related to the pickle ball court as we need neither water or sewer for its use. We requested that installation, from the city so that we could have it at the boat dock on the property. We also understand that the electric meter that we are waiting to have completed is being held up due to the pending pickle ball permit. The electric also has

Saturday, August 14, 2021

nothing to do with the pickle ball court, it is for the lift and outlet at the bulkhead. On August 16th I emailed the city to ask when the cut would be asphalted/paved over as it is beginning to create a bit of a pothole. There are 9 other cuts up Peninsula Drive that have been done and all are topped with some sort of asphalt so as not to create a driving hazard.

PUBLIC COMMENT—Most everyone of the attendees spoke a few words , either for or against. The majority was for the court.

**Please keep to 1 to 2 sentences to allow everyone a chance to speak*

CLOSING REMARK—KELLY WYCKOFF

***Advised the group of both meetings of the P&Z on Sept 9 and Council Oct. 12**