

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 20, 2023 12:52:30 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Raymond Anton

Address

1340 Pelican Watch

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

I am in favor of this variance if all other viable options have been explored which I assume they have. It is clear that more courts are needed and likely in the area of the current Racquet Club facilities for ease of use, efficiency of staffing, and parking accessibility. I would also assume that great thought was given into removal of minimum number of trees, drainage, and maintenance.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 21, 2023 8:39:06 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Brad Phillips

Address

3650 Cobia Court

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 21, 2023 7:03:06 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Bill Rowe

Address

1110 Emmaline Lane

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 21, 2023 2:05:02 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Thomas W. Bunch, II

Address

1120 Summerwind Ln

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

This will be a first class and much needed improvement for residents and guests of Seabrook Island. The zoning variance needs to be approved.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 21, 2023 6:54:57 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Mary B Fleck

Address

2639 Seabrook Island Road

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 21, 2023 1:33:48 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Ted Flerlage

Address

3062 Baywood Dr.

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

I have helped with traffic and parking during the Fleming tournament and the present parking situation is potentially dangerous and otherwise inadequate. Additional paved parking will help. I do request that permeable paving and/or block be used in the wooded area rather than impermeable concrete or asphalt.

The new pickle ball courts will be in a good location via a vis parking and the clubhouse.

All in all this appears to be a beneficial addition to our club that will add value.

Thanks

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 21, 2023 7:11:34 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

George Doolittle

Address

2613 Jenkins Point Road

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 21, 2023 3:25:02 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Andrew Hodge

Address

2710 Old Oak Walk

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

Please approve the requested variance #184. I believe it is the best option for accommodating much needed pickleball courts with the least amount of environmental impact.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 20, 2023 3:40:18 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Tracey Kirchoff

Address

2107 Landfall Way

Email Address

[REDACTED]

Do you support the approval of Variance #184

No - Opposed

Comment

Besides my being personally opposed, I am also against the Town BZA making this particular decision if they are Club members. Since the Club is the applicant, a decision granting the variances would benefit them personally, just by the fact they are Club owners, over Seabrook Island residents who are not and who would gain nothing. In fact Town residents stand to lose setbacks and vegetation that SIPOA often denies its own property owners for environmental reasons. This has an appearance of being a meeting, the day before Thanksgiving when owners are less likely to attend in person, to possibly bestow a favor to the Club. The Club can already build on the property so not granting the variance doesn't harm them. While granting it harms the island residents who are opposed for various reasons. Environmental, aesthetic to the look of the island, traffic, adding to flooding etc. I think the decision should be made by a group representing both Club and non club members.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 21, 2023 6:45:41 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Lori Kyle

Address

2233 Oyster Catcher Court

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

We need to keep our club at the highest level of value that we can to continue to be a vibrant place for the members and an attraction to others willing to buy property and continue to enhance our community.

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 21, 2023 11:00:58 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Ronald Lanio

Address

3802 Seabrook island road

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

We need more courts

It's the fastest growing sport

They will be a much needed addition to our wonderful island

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 21, 2023 10:18:02 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Patricia Burke Leibach

Address

2251 Seabrook Island drive

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 21, 2023 7:05:04 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Melodie Murphy

Address

2914 Old Drake Drive

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 21, 2023 7:06:37 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Mark Murphy

Address

2914 Old Drake Drive

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Tuesday, November 21, 2023 7:08:05 PM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Patricia Doolittle

Address

2613 Jenkins Point Road

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Wednesday, November 22, 2023 7:18:44 AM

You've just received a new submission to your [Public Comments - Variance #184](#).

[Mark as Spam](#)

Submitted Information:

Name

Patti Ratcliffe

Address

2935 Baywood Drive

Email Address

[REDACTED]

Do you support the approval of Variance #184

Yes - In Favor

Comment

More courts would benefit the entire community

From: [REDACTED]
To: [Tyler Newman](#)
Subject: Variance 184 Public Notice Package 1701 Long Bend Drive_Public Hearing Comments
Date: Monday, November 20, 2023 7:53:22 PM

Mr. Newman,

The following comments and questions are in reference to the above variance requests. I'd like to submit these to the Public Hearing on November 22nd.

In general, I recognize that the concept plans submitted for Variance 184 varies greatly from previous plans submitted in November 2022 for Variance 179. The architect, locations, distances, and site program have changed.

- § 2.5.B.1.c, §2.5.B.1.g
 - STATEMENTS
 - In relation to the residences of Marsh Walk Villas, the proposed location for the pickle ball courts moved roughly 100' closer to the property. In relation to the Courtside Condos the courts moved almost 200' closer to the property.
 - The sound of a pickleball hitting a paddle reaches a decibel level of 70 dBA when measured 100 feet away from the court. This is higher than tennis (at 40 dBA) and city noise (at 55 dBA). These are measurements from *one* court. The multiple courts and their proposed location closer to the residential properties will only amplify those levels. However, what is more concerning than the decibel level, is the frequency. Pickleball has a high pitch, with a frequency of about 1.2k Hz, which is similar to the beeping noise that a reversing garbage truck makes. This frequency is in a range that can be extremely annoying to humans. Also of concern is the high pitch of a hard paddle slamming a plastic ball and the erratic rhythm of the hits. This is not a normal sound in the ambient noise of the island that, without the appropriate mitigation, will be disturbing our quiet enjoyment. This violates sections IV. B. of the SIPOA Rules and Regulations.
 - With the multitude of courts and the hours of operation of the Racquet Club (8a – 9p, seven days a week) a consistent, significant disturbance will occur interfering with our quality of life and how we enjoy our property. This could be grounds for a nuisance claim if not properly planned.
 - SIPOA Rules for those operating a business from their residence state "*The business must not use equipment or processes that create noise, vibration, glare, fumes, odors or electronic interference detectable at or beyond the property lines.*" Would the Racquet Club be held to the same accountability to rules as a SIPOA homeowner?
 - The increased noise levels associated with pickleball across the United States have resulted in an increase in litigation. Some notable aspects of these litigations:
 - 2019 - 120 cases for Noise Disputes
 - 2020 - 200 cases for Court Installation Near Homes

- 2021 - 320 cases for Inadequate Noise Barrier Installation
 - 2022 - 525 cases for Health Issues / Home Values
 - QUESTIONS
 - Has the development done their due diligence for studying what the noise impacts are to the community?
 - Has any noise modeling of the area been performed?
 - What noise mitigation efforts will be done to account for the negative impacts?
 - How will the courts be constructed?
 - Will the courts be above or below grade?
 - Will there be adjacent buffers between courts and properties?
 - Fence height proposed is 8'. 8' is substantially lower than adjacent property heights
 - Will the fence material offer any noise mitigation?
 - Will new rules and regulations be imposed on members/players regarding the paddle type and material that will have to be used?
- § 11.3.C.2.c.i., § 11.3.C.1
 - STATEMENTS
 - The proposed location, orientation, and reduction of landscaping of the LSV parking lot entrance/exit exposes Marsh Walk Villas to direct vehicle headlight glare. This direct light would appear to be in violation of Article 14 Site Development Sections 14.6 C and 14.6.D.4 of the Development Standards Ordinance.
 - The proposed Maintenance Building (another drastic variance from the initial plans) would assume to be used in part for storage and appears to have a large concrete parking area. There are no call outs for the buffers and landscaping required of a building and parking of this type.
 - There is a proposed increase in parking spaces from 45 to 61. Court reservations through the club can be in half hour increments. So, theoretically there could be 120 in-bound/out-bound trips per hour. Per Article 8 Section 8.4 of the DSO, a Traffic Impact Analysis is required when more than 100 peak hour in-bound or out-bound trips are anticipated. This would not have to be done if the original 45 spaces remained.
 - QUESTIONS
 - Has a Traffic Impact Analysis been performed?
 - Will the new lighted court locations provide a level "C" Buffer as noted in Section 11.3A?
 - Will the maintenance building have the appropriate buffer and landscaping?
- § 4.3.B
 - STATEMENTS
 - In the plea for DSO Variance Request 2, the statement of *"In support letters from the community, it is made clear that the current situation has been unsatisfactory for years and this expansion is needed. According to one letter, the Club's strategic planning consultant told them he recommends one court for*

every 100 members. The Seabrook Racquet Club has 2200 members, which makes the current pickle ball court availability undersized by a factor of ten. Being able to fit 5 courts into this expansion will greatly increase the utilization of the property and yet still be less courts than currently desired." This is a highly exaggerated and unrealistic statement and assumes that all 2200 members play pickle ball. How many support letters have been submitted out of the 2200 members to stake this claim?

- In the plea for DSO Variance Request 2, the statement of *"The authorization of this variance will not be a detriment to the adjacent properties because the only property who will be able to see the encroachment will be the other Racquet Club property across the road."* This implies that no one at the Racquet Club property or surrounding properties will care about a potential detriment and that their opinions and importance in the area are minimalized.
- In the plea for DSO Variance Request 2, the statement of *"Travelers of Long Bend Drive are accustomed to seeing the courts near the roadway."* This implies that it's no big deal to further encroach on other portions of the roadway as the homeowners are used to it and don't have a problem with or opinion of the current encroachment.

- QUESTIONS

- Were the above statements in each variance request only assumptions and opinions of the development team? Were all these property owners engaged in a question/answer session?
- Has community engagement only involved pickleball advocates and not adjacent community owners?

- § 11.5.B

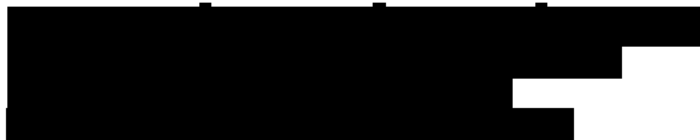
- QUESTIONS

- With the proposed removal of the mature trees, will the new landscaping include relatively same sized trees to provide immediate impact and remediation to the new construction areas? Or will they be small size and subject to decades of growth before their benefits are seen?

Based on the information provided in the plans and variance requests, it appears as though the development has not been designed to minimize hazards to adjacent properties and offers no reduction of the negative effects of traffic, light, and noise. We bought a property next to something that didn't exist before and the proposed development will change the soundscape, night lighting, traffic and characteristics of our neighborhood as well as potentially decrease property value.

Regards,

Todd M. Semple
Principal



From: no-reply@weebly.com
To: [Tyler Newman](#)
Subject: New Form Entry: Public Comments - Variance #184
Date: Monday, November 20, 2023 1:45:13 PM

You've just received a new submission to your [Public Comments - Variance #184](#).
[Mark as Spam](#)

Submitted Information:

Name

Annie Smith-Jones

Address

2010 Long Bend Drive

Email Address

[REDACTED]

Do you support the approval of Variance #184

No - Opposed

Comment

The request for all of these variances do not meet the criteria to approve the variances particularly criteria #4. The Applicant in each one says "the public will benefit from in the increased capacity of the Racquet Club..." or "the public will benefit from the increased availability of pickleball courts..." These newly proposed courts are not available or open to the public. So how does the public benefit? These courts are also not open to all Seabrook Island residences unless you become a Club member and thus the Club would greatly benefit financially. But the bottom line is the public does not benefit at all. Only the Club could benefit financially if they gained new members.

Further this project could have gone forward without the removal of all these trees. There are at least 200 trees on this property, they want to "save" 5 of the 52 protected trees. So how many non-protected trees are they removing changing the whole nature of this property from a wooded grove to a parking lot with pickleball courts and 47 remaining protected trees. That means they could be cutting down 153 trees leaving the 47 protected trees. If so this drastically changes the nature of this property not to the public's benefit but to the Club's benefit.

Please consider what this will do to a beautiful piece of property on Seabrook that is enjoyed by many as you drive through our gates or walk this area. They did not ask the neighboring condo's their opinion of this plan yet we are seeing what will happen to our peaceful neighborhood. Thank you for your consideration.

From: [REDACTED]
To: [Tyler Newman](#)
Subject: Variance Request for 1701 Long Bend Dr., Seabrook Island
Date: Tuesday, November 21, 2023 11:57:06 AM

Hello Tyler,

Thank you for taking time out of your busy day to speak with me this morning. I am sending you this email regarding the Public Hearing notice for the Variance Request by the Racquet Club, 1701 Long Bend Drive, Seabrook Island. I am trying to attend the hearing by zoom (please send link) but my Thanksgiving travel plans may not allow this time frame. I want to be on record as strongly opposing the Variances requested. We have been property owners of a Marsh Walk Villa for 38 years. Marsh Walk Villas property backs up to the current tennis courts on Long Bend Dr. We believe the Racquet Club property needs to stay the same to protect the area for the resident owners, the wildlife and the environment. This seems like a very aggressive attempt to change and increase the current footprint to the detriment of the green space and surrounding Villas property areas. Please do not allow this to happen. Thank you for trying to keep Seabrook Island the wonderful haven that has made it such an awesome place for so many years.

Have a great day.

Lorrie Droze Warren