

9MEMORANDUM

To: Planning Commission

From: Madalyn Smith, Senior Planner

Date: August 11, 2026

Subject: SLUP 26-03 – 5342 Tilly Mill Road, Parcel ID# 18 369 01 002

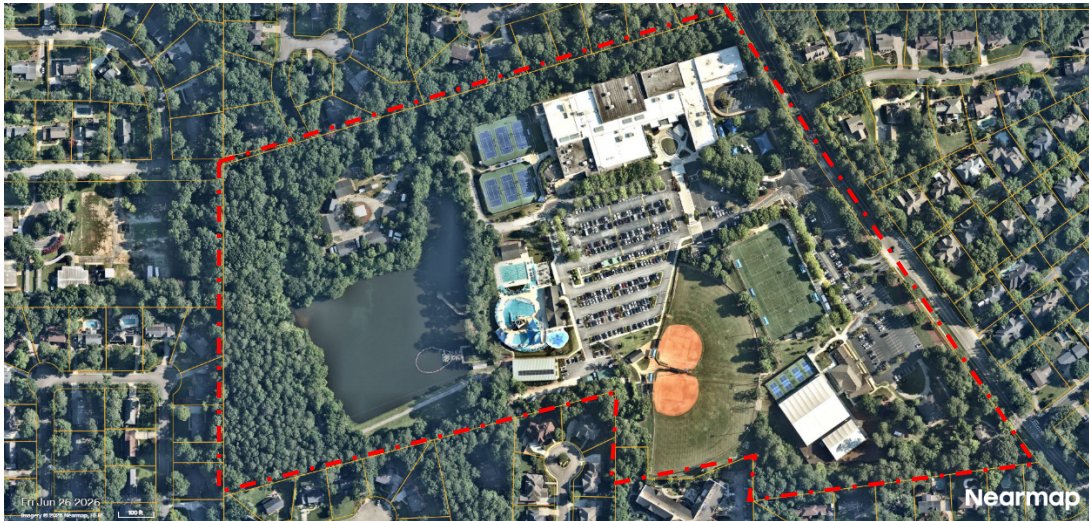
REQUEST

The Marcus Jewish Community Center requests a Special Land Use Permit to allow an indoor pickleball facility.

PLANNING COMMISSION, 8.11.26

At the August 11, 2026 Planning Commission public hearing a resident of the adjacent Dunwoody Glen neighborhood spoke in opposition to the request, citing concerns of noise, as well as issues with the existing outdoor courts and tree buffer. The applicant's representative also provided public comment, addressing the Dunwoody Glen resident's statement. The Commission discussed lot coverage, location and design of the building, and lighting. The Planning Commission recommended approval (5-0) of the request subject to staff conditions

BACKGROUND



The subject property, the Marcus Jewish Community Center of Atlanta (MJCCA), is located on Tilly Mill Road, near the intersection of Tilly Mill Road and Womack Road. The original neighborhood recreation club was established and has been continually operated on this site since 1961. The MJCCA provides amenities such as outdoor recreation, adult education classes, performing arts theatre, hosting of community events, and provides a variety of other services. It is currently zoned R-100 (Single-dwelling Residential-100) and abuts single-dwelling residences on all sides.



In 2023, the MJCCA updated their existing facilities, like the parking lots and swimming pool, and expanded their facility with 12 new

pickleball courts and 1 multi-purpose court; 8 of the pickleball courts and the multi-purpose court are covered but not fully enclosed. The sport courts were approved through the special land use permit process, case SLUP 23-02. The applicant proposes to expand the sport courts with a new 10,500 square foot indoor pickleball facility, prompting the current special land use permit request.

SITE PLAN ANALYSIS



Site Plan

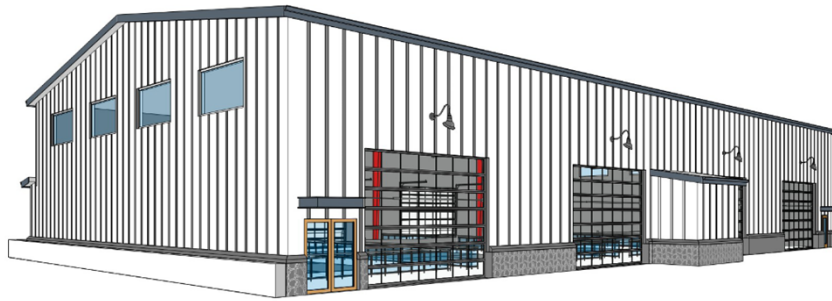
The MJCCA proposes to further expand the sport courts with a new 10,500 square foot indoor pickleball facility. The facility would be fully enclosed and have large “garage” style doors that can be opened during favorable weather. It would be located adjacent to the existing 13 sport courts and family center. The sport court facilities are located in the southeast corner of the site, adjacent to Tilly Mill and share a property line with 8 adjacent single family homes (Dunwoody Glen). The covered multiuse court is setback approximately 73 feet from the shared property line; the proposed indoor pickleball facility is proposed approximately 54 feet from the shared property line.

There is an existing acoustic fence around the western and southern perimeter of the sport courts; the purpose of this fence is to dampen and attenuate sound from the sport courts. This acoustic fence would be extended to attenuate sound from the proposed indoor pickleball facility. This extension of the

acoustic fence is consistent with the recommendations of the acoustic analysis that was conducted for the previous case, SLUP 23-02 (See Appendix A).

The construction of the pickleball facility would require removing trees for the building pad and the installation of a ~4 foot retaining wall. The existing 40-foot tree buffer adjacent to Dunwoody Glen will be maintained and supplemented where necessary.

The building would be a maximum of 35 feet in height, consistent with the height limitations in residential neighborhoods. The facility will resemble the adjacent pavilions but will be enclosed on all sides.



Rendering of proposed building

SURROUNDING LAND ANALYSIS

The table below summarizes all of the nearby zoning districts and land uses:

Direction	Zoning	Future Land Use	Current Land Use
N	R-100	Single-dwelling residential	Single-dwelling residential
S	R-100	Single-dwelling residential	Single-dwelling residential
E	R-100	Single-dwelling residential	Single-dwelling residential
W	R-100	Single-dwelling residential	Single-dwelling residential

SPECIAL LAND USE PERMIT REVIEW AND APPROVAL CRITERIA

Chapter 27, Section 27-359 identifies criteria for evaluating applications for special land use permits. No application for special land use permit shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application:

- (1) Whether the proposed use is consistent with the policies of the comprehensive plan;
- (2) Whether the proposed use complies with the requirements of this zoning ordinance;

(3) Whether the proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district;

(4) Whether the proposed use is compatible with adjacent properties and land uses, including consideration of:

- a. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use;
- b. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;
- c. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;
- d. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use;
- e. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and
- f. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.

(5) Whether public services, public facilities and utilities—including motorized and nonmotorized transportation facilities—are adequate to serve the proposed use;

(6) Whether adequate means of ingress and egress are proposed, with particular reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access;

(7) Whether adequate provision has been made for refuse and service areas; and

(8) Whether the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.

The MJCCA, a neighborhood recreation club, currently operates on a property zoned R-100; neighborhood recreation clubs are allowed within the R-100 zoning district with an approved SLUP. The existing facilities were approved subject to SLUP 23-02. The proposed indoor pickleball facility is 10,500 square feet and adds 4 new sport courts. This proposal is considered an expansion of the existing campus and thus prompts the special land use permit process.

The MJCCA is part of the Civic Campus Character Area. The 2045 Comprehensive Plan recognizes the MJCCA as a vital community asset and recognizes the need for the campus to evolve over time to meet the needs of the community. Allowing improvements to existing facility, where feasible, helps ensure the long-term viability of the MJCCA as a recreation center and aligns with the vision for the Civic Campus.

The construction of the pickleball facility can be accomplished without the need for any variances from the zoning ordinance. The facility is ~54 feet from the southern property line and meets the minimum 40-foot setback. It will also meet the maximum height requirements of the R-100 zoning district and will not create any shadow impacts on adjoining lots.

As part of the 2023 SLUP process, the applicant provided an acoustic analysis of the sport courts which recommended sound barriers. The MJCCA also agreed to set hours of operation. This expanded facility will adhere to the recommendation of providing a sound barrier and operate with the same hours as the outdoor facilities.

The proposed expansion adds 4 sport courts and is not anticipated to significantly increase traffic; the intent of the courts is to provide additional options to players, especially during inclement weather. The MJCCA campus also operates functionally with the current ingress/egress and existing refuse and service areas.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Based on the above analysis and findings, staff has determined that the requested rezoning meets the requirements of Chapter 27, §27-359. Therefore, staff recommends the application SLUP2 6-03, to allow a new indoor pickleball facility, be approved subject to the following exhibit(s) and condition(s):

Exhibit A: Site Plan

Exhibit B: Elevations

1. The owner shall develop the site in general conformity with “Exhibit A” and Exhibit “B”, with minor changes allowed as defined by Section 27-361(b) or necessary changes to meet conditions of zoning or land development requirements made necessary by actual field conditions at the time of development;
2. A minimum 40-foot buffer of existing mature tree canopy shall be maintained and supplemented where necessary along the southern property adjacent to the properties on Dunwoody Glen;
3. Applicant shall install sound attenuation materials such as Acustifence, Fence Screen, Fence Block or similar equivalent alternatives, as shown on “Exhibit A”.
4. A public announcement (PA) system shall not be used at the new sport courts, except for emergency situations.
5. The hours of operation for the new sport courts shall be as follows:

Monday - Thursday	7:30 am – 10:00 pm
Friday	7:30 am – 6:00 pm
Saturday	8:00 am – 6:00 pm
Sunday	8:00 am – 8:00 pm

ATTACHMENTS

- Exhibit A, Site Plan
- Exhibit B, Elevations
- Appendix A, Acoustical Evaluation of Outdoor Noise Propagation

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2026-XXXX

AN ORDINANCE TO ALLOW THE CONSTRUCTION OF A NEW INDOOR PICKLEBALL FACILITY AT LOT PARCEL NUMBER 18 369 01 002, IN CONSIDERATION OF SPECIAL LAND USE PERMIT CASE SLUP 26-03 (5342 TILLY MILL RD);

WHEREAS, the applicant, The Marcus Jewish Community Center of Atlanta, requests a Special Land Use Permit to allow the construction of the new indoor pickleball facility at 5342 Tilly Mill; and

WHEREAS, the Mayor and City Council find that the proposed use aligns with the 2045 Dunwoody Comprehensive Plan; and

WHEREAS, notice to the public regarding said special land use permit has been published in *The Dunwoody Crier*, the Official News Organ of the City of Dunwoody; and

WHEREAS, a public hearing was held by the Mayor and City Council of the City of Dunwoody as required by the Zoning Procedures Act.

NOW THEREFORE, THE MAYOR AND CITY COUNCIL OF THE CITY OF DUNWOODY, GEORGIA HEREBY **ORDAIN AND APPROVE** the Special Land Use Permit 26-03 subject to the following conditions:

Exhibit A: Site Plan

Exhibit B: Elevations

1. The owner shall develop the site in general conformity with "Exhibit A" and Exhibit "B", with minor changes allowed as defined by Section 27-361(b) or necessary changes to meet conditions of zoning or land development requirements made necessary by actual field conditions at the time of development;
2. A minimum 40-foot buffer of existing mature tree canopy shall be maintained and supplemented where necessary along the southern property adjacent to the properties on Dunwoody Glen;
3. Applicant shall install sound attenuation materials such as Acustifence, Fence Screen, Fence Block or similar equivalent alternatives, as shown on "Exhibit A".
4. A public announcement (PA) system shall not be used at the new sport courts, except for emergency situations.
5. The hours of operation for the new sport courts shall be as follows:

Monday - Thursday	7:30 am – 10:00 pm
Friday	7:30 am – 6:00 pm
Saturday	8:00 am – 6:00 pm
Sunday	8:00 am – 8:00 pm

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2026-XXXX

____-____
SO ORDAINED AND EFFECTIVE, this the ____ day of _____, 2026.

Approved by:

Approved as to Form and Content

Lynn P. Deutsch, Mayor

City Attorney

Attest:

Sharon Lowery, City Clerk

SEAL

BUILDING LEGEND

- | | | | | | | | | | |
|---|------------------|---|------------------------------|---|-------------------------|---|-----------------------------|---|----------------------------|
| A | DAY CAMP | D | LOWER POOL HOUSE | G | STORAGE BUILDING | J | ORKIN HOUSE | M | HOLOCAUST MEMORIAL |
| B | ZABAN-BLANK BLDG | E | SHERWIN GLASS AQUATIC CENTER | H | RESTROOMS | K | TEEN HOUSE | N | FIELD SHELTER |
| C | WEINSTEIN SCHOOL | F | GYMNASIUM | I | KUNIANSKY FAMILY CENTER | L | BERMAN COMMONS (LAND LEASE) | O | INDOOR PICKLEBALL FACILITY |

LOCATION	
ADDRESS:	5342 TILLY MILL RD, DUNWOODY, GA
LAND LOT:	369
DISTRICT:	18TH
COUNTY:	DEKALB
CURRENT ZONING:	R-100

AREAS	
NET TOTAL AREA	
FOR MJCCA CAMPUS	= 2,199,344 (50.44 ACRES)
MAX LOT COVERAGE PERMITTED	= 60%
	= 1,319,606 SF
SEC. 27-575 LOT COVERAGE: PERMEABLE DECKS SHALL NOT BE INCLUDED IN THE LOT COVERAGE CALCULATION.	
IMPERVIOUS SURFACE	= 30.19%
	=664033.31 SF



PARKING LEGEND (499 SPACES)

- | | | | |
|---|------------|---|-------------------|
| 1 | 167 SPACES | 4 | 33 SPACES |
| 2 | 41 SPACES | 5 | 106 SPACES |
| 3 | 11 SPACES | 6 | 125 GRAVEL SPACES |
| 7 | 16 SPACES | | |

NO ADDITIONAL
PARKING NEEDED

-  DUMPSTER LOCATION
-  CAMPUS ENTRY/EXIT
-  EMERGENCY ENTRY/EXIT

RECREATION LEGEND

- | | | |
|------------------------|-----------------------------|--|
| a LAKE | d ATHLETIC FIELD 1&2 | g PICKLEBALL COURTS |
| b TENNIS COURTS | e ATHLETIC FIELD 3 | h REMOVED |
| c PLAYGROUND | f ATHLETIC FIELD 4 | i INDOOR PICKLEBALL COURTS - PROPOSED |

HGOR

3525 Piedmont Road NE
Building 8, Suite 320
Atlanta, Georgia 30305
www.hgor.com
p. 404-248-1960
f. 404-248-1092

CONSULTANT LOGO:



PROJECT TITLE:

**MARCUS JEWISH COMMUNITY CENTER
SPECIAL LAND USE APPLICATION**
5342 TILLY MILL ROAD, ATLANTA, GA 30338

PROJECT NO:
26020

PRINCIPAL IN CHARGE: LS
PROJECT MANAGER: MC
DRAWN BY: MR

ISSUE AND DATE:
June 30, 2026

DESIGN DEVELOPMENT

REVISIONS:		
NO.	DATE	DESCRIPTION

SEAL:

SHEET TITLE:
PROPOSED CAMPUS
SITE PLAN

SHEET NO.:
P-3

NOT RELEASED FOR CONSTRUCTION

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3525 Piedmont Road NE
Building 8, Suite 320
Atlanta, Georgia 30305
www.hgor.com
p. 404-248-1960
f. 404-248-1092



PROJECT TITLE:

MARCUS JEWISH COMMUNITY CENTER
SPECIAL LAND USE APPLICATION

PROJECT NO:
26020

PRINCIPAL IN CHARGE:	LS
PROJECT MANAGER:	MC
DRAWN BY:	MR

ISSUE AND DATE:
June 30, 2026

DESIGN DEVELOPMENT

REVISIONS:		
NO.	DATE	DESCRIPTION

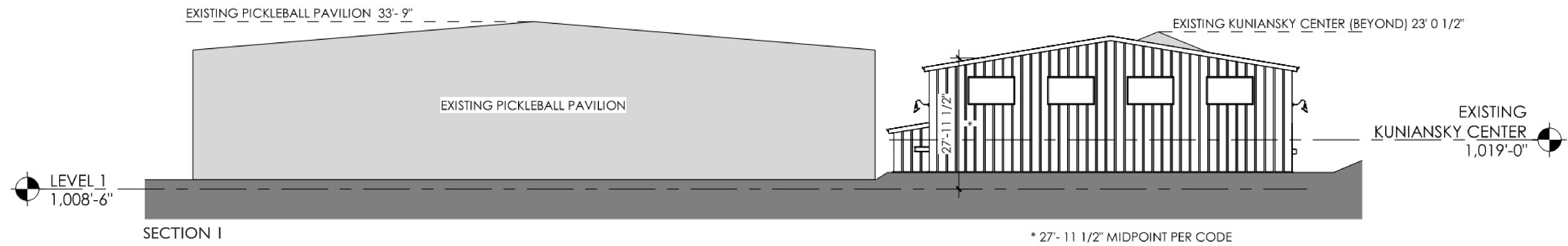
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SHEET TITLE:
HARDSCAPE
IMPROVEMENTS
PLAN

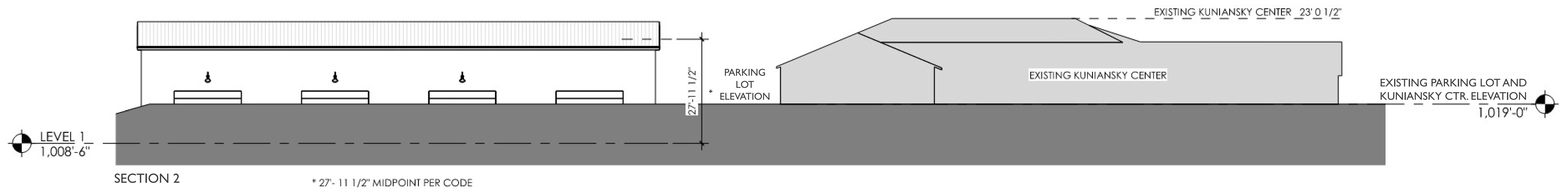
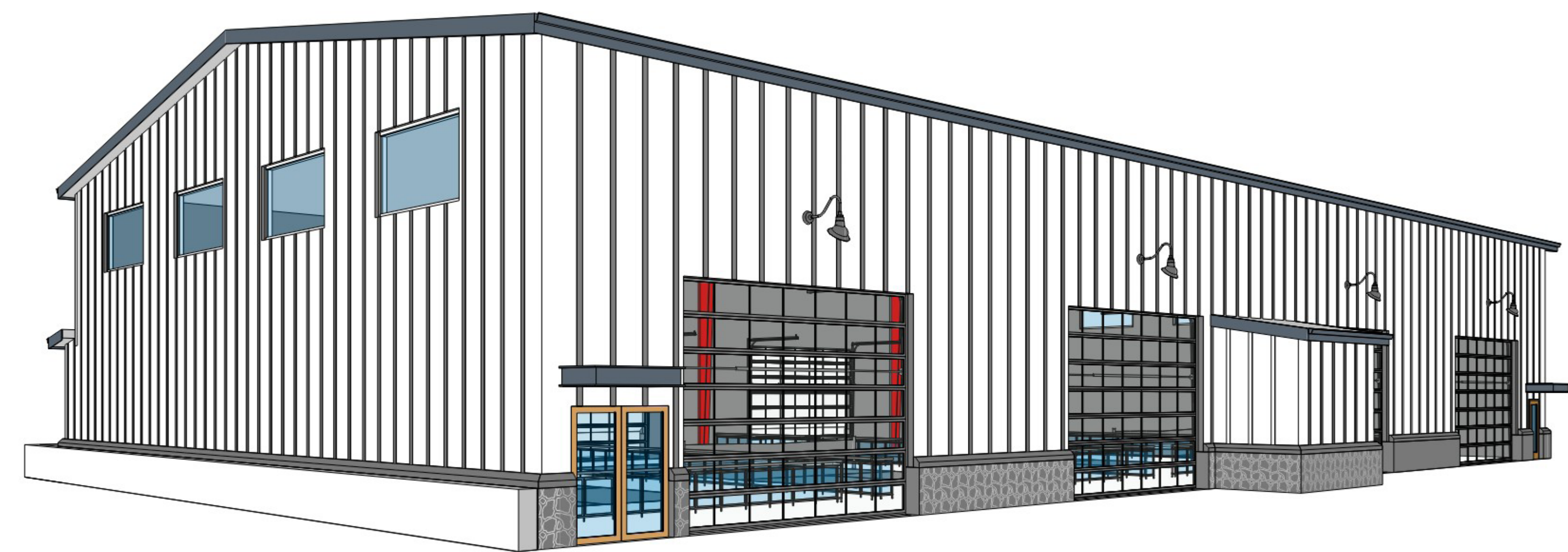
SHEET NO:
P-4

NOT RELEASED FOR CONSTRUCTION

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SITE PLAN



Application Form



Purpose of Application (check all that apply):

- ☐ Comprehensive Plan Land Use Map Amendment
☐ Zoning Ordinance Text Amendment
☐ Zoning Map Amendment
☒ Special Land Use Permit
☐ Major Modification of Zoning Conditions

Community Development

4800 Ashford Dunwoody Road
 Dunwoody, GA 30338
 Phone: (678) 382-6800
 dunwoodyga.gov

Application Information

Company Name: Marcus Jewish Community Center of Atlanta, Inc. c/o The Galloway Law Group, LLC

Contact Name: Jordan Edwards

Address: 4062 Peachtree Road NE, Suite A330, Atlanta, GA 30319

Phone: [REDACTED]

Pre-Application Conference Date:

Owner Information ☐ Check here if same as applicant

Owner's Name: MARCUS JEWISH COMMUNITY CENTER

Owner's Address: 5342 Tilly Mill Road, Dunwoody, GA 30338

Phone: [REDACTED]

Property Information

Property Address(es): 5342 Tilly Mill Road, Dunwoody, GA 30338

Parcel ID #(s): 18 369 01 002

Total Acreage: +/- 50.44 ac Current Zoning Classification: R-100 Current Use: Neighborhood recreation club

Project Information

Proposed Zoning Classification: n/a Proposed Use: Neighborhood recreation club

Project Details: The Applicant requests a modification of the current Special Land Use Permit for the property
(SLUP 23-02) to allow the addition of an approximately 10,500-square foot building for indoor pickleball courts to the
existing neighborhood recreation club campus.

Applicant Affidavit

I hereby certify that to the best of my knowledge, this amendment application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that I, the applicant (if different), am authorized to act on the owner's behalf, pursuant to this application and associated actions.

Applicant's Name: Marcus Jewish Community Center of Atlanta, Inc., by Jared Powers, its Chief Executive Officer

Applicant's Signature: [Signature] Date: 7/7/26

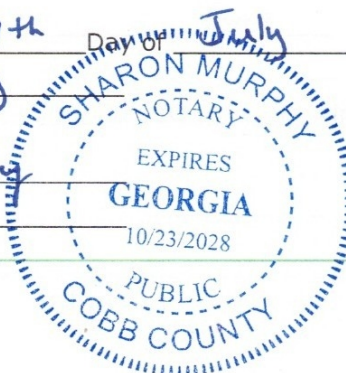
Notary:

Sworn to and subscribed before me this 7th Day of July, 2026

Notary Public: Sharon Murphy

Signature: [Signature]

My Commission Expires: 10/23/28





Community Development

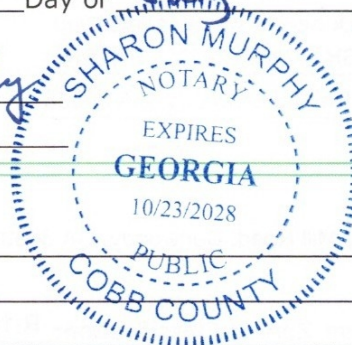
4800 Ashford Dunwoody Road

Dunwoody, GA 30338

Phone: (678) 382-6800

dunwoodyga.gov

Property Owner(s) Notarized Certification

Property Owner:Owner Name: MARCUS JEWISH COMMUNITY CENTERSignature: [Signature] Date: 7/7/21Address: 5342 Tilly Mill Road, Dunwoody, GA 30338Phone: [Redacted]Notary Public: Sharon MurphySworn to and subscribed before me this 7th Day of July, 2021Notary Signature: Sharon MurphyMy Commission Expires: 10/23/28**Property Owner:**

Owner Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Notary Public: _____

Sworn to and subscribed before me this _____ Day of _____, 20____

Notary Signature: _____

My Commission Expires: _____

Property Owner:

Owner Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Notary Public: _____

Sworn to and subscribed before me this _____ Day of _____, 20____

Notary Signature: _____

My Commission Expires: _____

Applicant Notarized Certification



I hereby certify that to the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that I, the applicant (if different), am authorized to act on the owner's behalf, pursuant to this application and associated actions.

Community Development

4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

Applicant:

Name: Marcus Jewish Community Center of Atlanta, Inc., by Jared Powers, its Chief Executive Officer

Signature: [Signature] Date: 7/7/26

Address: 5342 Tilly Mill Road, Dunwoody, GA 30338

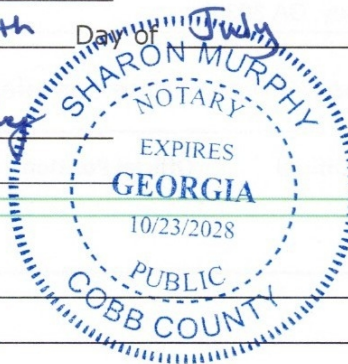
Phone: [Redacted]

Notary Public: Sharon Murphy

Sworn to and subscribed before me this 7th Day of July, 2026

Notary Signature: Sharon Murphy

My Commission Expires: 10/23/28



Applicant:

Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Notary Public: _____

Sworn to and subscribed before me this _____ Day of _____, 20____

Notary Signature: _____

My Commission Expires: _____

Applicant:

Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Notary Public: _____

Sworn to and subscribed before me this _____ Day of _____, 20____

Notary Signature: _____

My Commission Expires: _____

Community Development

☐ YES ☒ NO

Signature: [Signature] Marcus Jewish Community Center of Atlanta, Inc., by Jared Powers Date: 7/7/26
Address: 5342 Tilly Mill Road, Dunwoody, GA 30338

[illegible]

Community Development
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission?

☐ YES ☒ NO

Applicant/Owner

Signature:  The Galloway Law Group, LLC, by Jordan Edwards Date: _____

Address: 4062 Peachtree Road NE, Suite A330, Atlanta, GA 30319

If the answer above is yes, please complete the following section:

[illegible]

**LETTER OF INTENT
APPLICATION FOR SPECIAL LAND USE PERMIT
CITY OF DUNWOODY, GEORGIA**

The Marcus Jewish Community Center of Atlanta, Inc. (the “JCC”) requests a Special Land Use Permit (SLUP), or the modification of SLUP 23-02 approved in 2023, to allow the addition of one building providing four indoor pickleball courts on the approximately 50.44-acre campus located at 5342 Tilly Mill Road (Parcel Identification Number 18 369 01 002) (the “Property”).

The JCC has served the Atlanta community for more than 100 years and has operated from its Dunwoody location since 1961. The Property is a 50-acre campus offering numerous indoor and outdoor recreation amenities, such as gymnasiums, multipurpose sports fields, swimming pools, a fishing and paddle boat lake, walking trails, and courts for tennis, pickleball, and other sports. In 2023, the City Council approved SLUP 23-02, which both allowed existing improvements to remain and allowed new outdoor pickleball and multipurpose courts. To these facilities, the JCC proposes adding one building that will provide four indoor pickleball courts. As shown on the enclosed Site Plan, the building would be located near the existing pickleball courts, where it would be more than 250 feet from Tilly Mill Road but still outside of the forty-foot buffer provided along the southern property line. The building would also be largely screened from Tilly Mill Road by an existing building and mature vegetation. The new pickleball building would measure about 10,500 square feet and have a roofline lower in height than the adjacent existing buildings. As the new indoor courts will be inside an enclosed building, they will not generate noise that would impact adjacent properties.

The JCC provides an array of services for its Jewish and non-Jewish members alike, from the smallest children in its care to the active senior adults in its wellness programs. The proposed indoor pickleball building furthers the JCC’s mission of fostering a vibrant community without burdening the public in any way. Further, the requested SLUP is consistent with the applicable review and approval criteria enumerated at Section 27-359 of the Dunwoody Zoning Ordinance (DZO), as documented below. Accordingly, the JCC respectfully asks that the City Council approve this SLUP as requested.

ANALYSIS OF CRITERIA FOR REVIEW AND APPROVAL

(1) Whether the proposed use is consistent with the policies of the comprehensive plan;

The 2045 Comprehensive Plan, *Direction Dunwoody*, incorporates a Character Area Map that assigns the Property to the Civic Campus Character Area. *Direction Dunwoody* at Page 73. The Comprehensive Plan notes that the JCC is one of the two “flagship institutions” in this character area that “will evolve over time to meet the needs of their communities.” It also describes the JCC’s campus as “a vital community asset—open to the public but not owned by the City.” *Id.* at Page 106. In this Character Area, “Parks/Open Space” is listed as an Appropriate Land Use. *Id.* at Page 107. As the proposed indoor pickleball court building promotes health and recreation and is a compatible development type for the Parks/Open Space land use category, the proposal is consistent with the policies of the 2045 Comprehensive Plan.

(2) Whether the proposed use complies with the requirements of this zoning ordinance;

The Property is zoned to the R-100 zoning district. “The primary purposes of the R districts” include accommodating “uses and structures designed to serve the housing, recreational, educational, religious and social needs of the neighborhood.” DZO Sec. 27-56(b)(2)c. Accordingly, the R-100 district allows the “Neighborhood Recreation Club” use with the approval of a Special Land Use Permit. The JCC has previously obtained a Special Land Use Permit for the improvements on the Property, see SLUP 23-02, and now seeks the current SLUP only to the extent necessary to add the proposed indoor pickleball court building. As shown on the enclosed Site Plan and elevation exhibit, the proposed building is consistent with applicable zoning standards.

(3) Whether the proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district;

The Property measures 50.44 acres. In the R-100 district, the maximum lot coverage for institutional uses, including Neighborhood Recreation Clubs, is 60%. DZO Sec. 27-58, FN 8. As shown on the enclosed Site Plan, the impervious surface percentage following construction of the proposed pickleball building would be 30.19%, well within the allowable maximum. Existing off-street parking on the Property is sufficient to accommodate the addition of four pickleball courts. Other dimensional requirements of the R-100 district, such as minimum lot area, minimum lot

frontage, and setbacks, are either met by the proposed development or are unaffected by it. Consequently, the proposed site and development provide adequate land area for the proposed pickleball courts.

(4) Whether the proposed use is compatible with adjacent properties and land uses, including consideration of:

a. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use;

The JCC has operated from the Property since 1961 and has long provided numerous outdoor recreational facilities for its members, including outdoor pickleball courts that comply with applicable sound attenuation requirements. Because the proposed pickleball courts are located inside of a new building, they will not create adverse noise impacts for adjoining land uses. The pickleball courts also will not generate noxious smoke, odor, dust, or vibrations.

b. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;

The JCC does not propose any changes to the hours of operation of its campus, so the new pickleball building will not create an adverse impact on any adjoining land use due to hours of operation.

c. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;

As shown on the Site Plan, the proposed pickleball building is outside of the Property's 40-foot wide buffer provided along the southern property line. Because the new pickleball courts will be completely enclosed within a building, the JCC's manner of operation of these indoor courts will not create adverse impacts for adjoining land uses.

d. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use;

The addition of four pickleball courts will not significantly alter the existing volume of traffic that the JCC currently generates or the character of vehicles that typically visit the Property.

- e. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and**

The Property measures more than 50 acres and is improved with numerous buildings, structures, and outdoor recreation facilities. As shown on the Site Plan, the proposed pickleball building is similar in size, scale, and massing to the Property's existing buildings, all of which contribute to the JCC's institutional Neighborhood Recreation Club use. Adjacent and nearby lots are used for compatible residential uses and feature buildings with residential-scale size and massing.

- f. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.**

The proposed building will be added to a well-developed recreational campus that the JCC has operated since 1961. The JCC is unaware of any historic buildings, sites, districts, or archaeological resources on the Property, so the proposal should not adversely impact any such features.

- (5) Whether public services, public facilities and utilities—including motorized and nonmotorized transportation facilities—are adequate to serve the proposed use;**

The existing provision of public services, facilities, and utilities is adequate to serve the JCC's current use of the Property, and will remain adequate after the addition of four pickleball courts.

- (6) Whether adequate means of ingress and egress are proposed, with particular reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access;**

The existing means of ingress and egress to the Property is adequate for the JCC's Neighborhood Recreation Club use, and no changes to the Property's access are needed or proposed for the addition of four pickleball courts.

- (7) Whether adequate provision has been made for refuse and service areas; and**

The existing refuse and service areas on the Property are adequate for the JCC's Neighborhood Recreation Club use, and no changes to these resources are needed or proposed for the addition of four pickleball courts.

(8) Whether the proposed building, as a result of its proposed height, will create a negative shadow impact on any adjoining lot or building.

The new pickleball building's roofline is proposed to be lower in height than adjacent buildings. The nearest adjoining lots are located to the south and thus outside of proposed building's shadow zone created by the sun's daily movement over the building. Moreover, the Property provides a 40-foot-wide buffer along the property line shared with these adjoining lots, further reducing any impacts the proposed building might have on them.

As demonstrated above, the proposed indoor pickleball court building is consistent with the criteria established in the Dunwoody Zoning Ordinance for review and approval of SLUP requests, and is compatible with adjacent properties and land uses. Accordingly, the JCC respectfully asks that the City Council of the City of Dunwoody approve the SLUP as requested.

Sincerely,

THE GALLOWAY LAW GROUP, LLC



Jordan Edwards

Attorney for the Owner/Applicant

4062 Peachtree Road NE, Suite A330
Atlanta, Georgia 30319
[REDACTED]

SUMMARY REPORT
APPLICATION FOR SPECIAL LAND USE PERMIT
CITY OF DUNWOODY, GEORGIA

The Marcus Jewish Community Center of Atlanta, Inc. (the “JCC”) is requesting a Special Land Use Permit (SLUP) to allow the addition of one building providing four indoor pickleball courts on its 50.44-acre campus located at 5342 Tilly Mill Road (Parcel Identification Number 18 369 01 002) (the “Property”). In accordance with City of Dunwoody procedures for SLUP applications, the JCC hosted a community meeting at the Property on Thursday, July 2, 2026, at 6:00 PM.

After receiving approval of the meeting time and location from City of Dunwoody staff, the JCC mailed letters to the owners of the 342 properties located within 1,000 feet of the Property, as identified on the mailing list provided by City staff. See **Exhibit A – Notice Letter**. These letters were postmarked on June 8, 2026. The JCC also caused a notice of the meeting to be published in The Dunwoody Crier on June 18, 2026. See **Exhibit B – Notice Advertisement**. The community meeting was attended by Jared Powers and Jordan Edwards for the JCC. Of the 342 households and other invitees who received letters, about 13 people attended. See **Exhibit C – Sign-In Sheet**.

At the meeting, the JCC explained that the only change being proposed for the campus was the addition of one new building for indoor pickleball courts. The JCC described the proposed development and provided site plans and elevation exhibits as illustrative aides. The discussion that followed is summarized below, with attendees’ questions and comments in *italics* and the JCC responses in standard font:

- *Why does the JCC want to add indoor courts?*
 - An indoor pickleball facility provides a unique alternative space for play, which is important during seasons of extreme heat or cold, and could attract players that would otherwise use the existing outdoor courts.
- *Will membership dues increase to fund the new pickleball facility?*
 - No, membership dues will not increase. The new facility will be donor funded.

- *Will noise attenuation be provided for the new courts?*
 - The proposed courts will be indoors. The walls of the proposed building will provide ample noise attenuation for the courts inside. Pickleball played on the new courts, because they are indoors, won't generate sound that adversely affects nearby properties.
- *What is the development timeline?*
 - The zoning process is expected to last through the end of the year. If the SLUP is approved, the JCC hopes to complete construction by the end of 2027.
- *Noise from the JCC's annual summer camps is better this year than in previous years.*
 - The JCC's summer camp program is a positive community resource for Dunwoody's families, and the JCC has taken steps aimed at reducing the program's sound impacts on nearby property owners.

While most attendees seemed either favorably inclined or neutral towards the proposed indoor pickleball building, much of the community meeting was dedicated to addressing numerous comments made by one attendee, who stated she was opposed to the existing pickleball courts. Her questions and comments, and the JCC's responses, are summarized below:

- *Did the JCC schedule this community meeting on July 2 so that fewer people would come?*
 - No, July 2 was selected for the community meeting for several reasons, but potentially lower attendance was not one of them. Considerations included the City's public advertisement requirements, the date of the application deadline, schedule conflicts, and meeting space availability. City of Dunwoody staff approved the date of the meeting before invitations were sent.
- *The JCC's use of the Property is detrimental to the quality of life of nearby property owners.*
 - The JCC strives to be a respectful neighbor. While its mission involves hosting numerous recreational activities outdoors, the JCC is mindful that these activities can affect nearby homeowners. At the same time, the JCC has operated from the

Property for decades, and in a suburban community like Dunwoody it is impossible to entirely prevent all impacts across property lines.

- *The sound made by the ball being played at the existing outdoor courts is not problematic, but the sound of conversation from the people playing pickleball is annoying.*
 - While the JCC is in compliance with the sound attenuation requirements of the 2023 SLUP, the JCC understands that the voices of people playing sports can carry across distance. For this reason, the existing outdoor pickleball courts are well outside of a 40-foot undisturbed buffer. The JCC installed a sound attenuation fence and new tree plantings when it developed the existing outdoor pickleball courts. Those trees were large for new plantings but have not yet reached the greater height and fullness that they will at maturity. When they do reach maturity, the trees should further attenuate noise from the existing outdoor courts. If the current SLUP request is approved, the JCC would be amenable to extending the existing sound attenuation fence to the southwest corner of the new building if acoustical engineers consider it necessary. The JCC is also amenable to studying whether additional trees could be planted and remain viable. The proposed new courts, because they are indoors, won't generate sound that adversely affects nearby property owners.
- *During winter months the roofs of buildings on the JCC's campus are visible from nearby residences.*
 - The proposed pickleball building will be shorter in height than the existing campus buildings it will be located near. The JCC is amenable to studying whether additional trees could be planted to further screen views from affected properties.
- *Can additional trees be planted along the property line?*
 - To the extent possible, old growth trees have been preserved in the buffer. Additionally, new evergreen trees were planted around the time of development of the existing pickleball courts in 2024, and these have not reached maturity yet. The primary concern in planting more trees now is density. Whether additional new trees can be planted to further contribute to noise attenuation and visual screening

depends the minimum amount of space every tree needs at maturity to thrive. Overplanting when the trees are young and small could create future problems when the trees are older and larger due to poor forest health caused by, for example, blocked sunlight, reduced air circulation, and limited root space. However, if necessary the JCC is amenable to studying whether additional trees could be planted and remain viable.

- *The JCC has violated limits on its hours of operations.*
 - The JCC strives to adhere to its hours of operations limitations and is unaware of any violations and has not received any complaints. The JCC is not proposing any changes to its standard hours of operation due to the new indoor pickleball courts.
- *The JCC is wrecking the property value of nearby residences.*
 - The JCC has operated from the Property for decades, during which time property values in the surrounding neighborhoods have only increased. The JCC does not believe it reduces the value of nearby homes. On the contrary, the JCC is aware of many people who have moved to or stayed in Dunwoody because of the JCC.

Several attendees privately expressed their support for the JCC and the proposed pickleball building. The community meeting lasted approximately one hour and the JCC's representatives stayed to answer additional questions. The JCC's representatives also provided contact information in the mailed invitations and encouraged people to reach out for more information. The JCC will continue to be open to dialogue throughout the SLUP process.

SUMMARY REPORT

Exhibit A

Notice Letter



5342 Tilly Mill Road
Dunwoody, GA 30338

atlantajcc.org

2026-2027
BOARD OF DIRECTORS

Paul Nozick
Chair

Margo Marks
Vice Chair

Todd Starr
Secretary

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Treasurer

Allison Beldick

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Steven Cadranal

Brett Feldman

Lynn Goldman

Sammy Grant

Steven Grosswald

Howard Hyman

Douglas Kuniansky

Steve Marsh

Amy Robinson

Michelle Simon

Adam Sonenshine

Charla Weinsier

Evan Toporek
Ex Officio

SENIOR MANAGEMENT

Jared Powers
Chief Executive Officer

Janel Margareta
Chief Impact Officer

Janice Wolf
Chief Financial &
Administrative Officer

Keely Sime
Chief Strategy &
Marketing Officer

Laura Ross
Chief Engagement Officer

Glen Helton
Chief Technology Officer



June 8, 2026

Dear Neighbor,

You are receiving this notice because you own property within 1,000 feet of the Marcus Jewish Community Center of Atlanta (MJCCA) at 5342 Tilly Mill Road in Dunwoody. MJCCA is proposing to develop a small building on its campus to house about four indoor pickleball courts. To do so, MJCCA is requesting a modification of the Special Use Permit that the City of Dunwoody approved in 2023 to update the site plan for the property.

MJCCA will host a meeting open to the community to provide more information about this proposal and to collect any feedback on it. Please feel welcome to attend. The meeting will take place on Thursday, July 2, 2026, from 6:00 PM to 7:00 PM at the MJCCA's campus, 5342 Tilly Mill Road, Dunwoody, Georgia 30338. If attending, come to the main building's front doors, where staff members and/or signage will direct you to the meeting location.

If you are unable to attend but are interested in learning more, please feel free to contact The Galloway Law Group at jordan@glawgp.com or (404) 965-3682.

Sincerely,

Jared

Jared Powers
Chief Executive Officer
Marcus Jewish Community Center of Atlanta

SUMMARY REPORT

Exhibit B

Notice Advertisement

GARDEN BUZZ

Treat your garden with some lovely lavender



ANNE WISKIND
Guest Columnist

Who wouldn't be interested in a perennial, evergreen flowering herb that thrives on neglect, is drought tolerant, is a favorite of pollinators and hummingbirds and one that deer won't eat? Then think of lavender! Lavender has been popular for thousands of years for its aroma and medicinal properties of treating headaches, anxiety and insomnia. Today, lavender is grown as an ornamental shrub, as a cut flower and for essential oil which is used in soaps, candles and lotions.

There are many species of lavender that are part of the *Lavandula* genus of the mint family.

The four most important types of lavender are: *Lavandula angustifolia*, a hardy English lavender grown mostly for its cut flowers; *Lavandula dentata*, French lavender with leaves covered with soft fuzz and rosemary-scented flowers; *Lavandula stoechas*; Spanish lavender with tall, elegant dark purple flowers; and *Lavandula x intermedia*, also known as *Lavandin* a sterile hybrid developed for the French perfume industry. *Lavandin* is more aromatic than other lavender species and has the highest yield of flowers and lavender essential oil. The two most common species grown in north Georgia are *Lavandula angustifolia* and *Lavandula x intermedia*.

Where lavender thrives

Lavender will thrive under the right growing conditions. It requires well-drained soil, full sun and alkaline soil (pH 6.5-7.5), so soil testing is strongly recommended. It does not like wet feet, so consider adding sand or grit

NOTICE OF COMMUNITY MEETING

5342 Tilly Mill Road

Reason for meeting: to discuss the modification of a Special Use Permit to allow the addition of a small building housing indoor pickleball courts on the campus of the Marcus Jewish Community Center of Atlanta.

Location of Meeting: 5342 Tilly Mill Road, Dunwoody, GA 30338

Date and Time: Thursday, July 2, 2026, from 6:00 PM to 7:00 PM



Ian Burpo explores the lavender farm on the Fruit Loop in Hood River Valley, Oregon.

KAREN BURPO/PROVIDED

to the soil to improve drainage, and planting in mounds, slopes or rock gardens. Lavender can be difficult to grow in pots due to the tendency for the soil to retain moisture and may only last as annuals. They do not grow reliably from seed but are easily propagated from live plants. Plants in the landscape should be spaced at least 18 inches apart to maintain good airflow and watered weekly until established, then sparingly. Crushed stone or shells may be considered as mulch to prevent moisture from being trapped around the roots. Lavender can be planted near doors, windows and outdoor seating areas where the scent can repel mosquitoes.

Caring for lavender

Lavender plants should be pruned after the first bloom to establish shape. Established plants also benefit from pruning every spring, about 2-3 inches above where the leaves meet

the woody base. During the growing season, dead leaves and stems should be removed and the lower branches trimmed to maintain good air circulation to prevent fungal diseases. Good companion plants to grow with lavender also tend to be drought resistant and like alkaline soil, such as other herbs, (rosemary, sage, and thyme), coneflower, yarrow, salvia, Shasta daisy, black-eyed Susan, marigold and zinnia.

Anticipating lavender issues

Lavender does not suffer from many diseases or pests, but they are susceptible to crown and root rot which can be a challenge with our hot, humid summers. The best treatment is prevention with good spacing and airflow. Use very well-draining soil and avoid overwatering. With proper care, you will be rewarded with long-lasting blooms that are the favorite of pollinators.

About the author

This week's "Garden Buzz" guest columnist is Anne Wiskind, a Master Gardener who completed her Fulton County Master Gardener training in 2024. She is a life-long gardener with an active interest in encouraging biologic diversity and growing beautiful flowers for pollinators.

Where to find lavender

Lavender plants can be purchased in many nurseries and big-box stores, but there are also several lavender farms in North Georgia where you can purchase specific species with growing instructions. Because they are propagated locally, you can be sure they are adapted to our climate.

Lavender farms in North Georgia:

- Red Oak Lavender Farm and Shop (Dahlonega): redoaklavender.com
- Lookout Lavender Farm (Lookout Mountain): lookoutlavender.com
- Lavender Lamb Farm (Cleveland): lavenderlambfarm.com
- The Lavender Cottage and Garden (Helen): thelavendercottageandgarden.com
- White Hills Lavender and Herb Farm (near Athens): whitehillsfarm.us

The best time to visit these farms is between the end of May and early July. Mornings are the best time when the scents are the strongest. Some of these places have U-pick or special classes. So, plan ahead to catch all the activities that might be of interest.

Treat yourself to a scent-sational and relaxing experience this summer.

Happy Gardening!

North Fulton Master Gardeners, Inc. is a Georgia nonprofit 501(c)(3) organization whose purpose is to educate its members and the public in the areas of horticulture and ecology in order to promote and foster community enrichment. Master Gardener Volunteers are trained and certified by The University of Georgia Cooperative Extension. Learn more at nfmjg.net. Previous Garden Buzz columns are featured at https://appenmedia.com/opinion/columnists/garden_buzz/.

Catch North Fulton Master Gardeners at these scheduled events throughout the season:

- Alpharetta Farmers' Market
- Sandy Spring Farmers' Market: Diggin' in the Dirt kid's activities
- Crabapple Festival in Milton this fall

SUMMARY REPORT

Exhibit C

Sign-In Sheet



JULY 2, 2026

NEIGHBORHOOD MEETING RE PROPOSED INDOOR PICKLEBALL PROJECT

ATTENDEES:

<u>Name</u>	<u>Email</u>
1. Susan Hopkins	[REDACTED]@gmail.com
2. Karen Crawford	[REDACTED]
3. [REDACTED]	[REDACTED] Sherry Levy [REDACTED].com
4. Geri Taglia	[REDACTED].com
5. Deborah Holtzman	[REDACTED].com
6. Nancy Echikson	[REDACTED].com
7. Brenda Ridd	[REDACTED].com
8. Aden Freedman	[REDACTED].com
9. Kim GOODFRIEND	[REDACTED].com
10. Bill & Pita Loventhal	[REDACTED].com
11) Ann Ahern	[REDACTED].com
12) Joelle Harper	[REDACTED].com

DESCRIPTION OF PROPERTY

All that tract or parcel of land lying and being in Land Lot 369 of the 18th District, DeKalb County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at the intersection of the southwestern right of way line of Tilly Mill Road (right of way width varies) and the northern right of way line of Womack Road (right of way varies); thence proceeding along said right of way line of Womack Road westerly a distance of 1224.92 feet to a point, thence leaving said right of way line and proceeding North 00 degrees 41 minutes 19 seconds West a distance of 255.87 feet to a point, said point being the Point of Beginning.

From the Point of Beginning, as thus established, thence North 00 degrees 41 minutes 19 seconds West a distance of 129.94 feet to a point; thence South 68 degrees 25 minutes 06 seconds West a distance of 185.48 feet to a point; thence North 89 degrees 49 minutes 47 seconds West a distance of 127.74 feet to a point; thence North 00 degrees 10 minutes 53 seconds East a distance of 90.00 feet to a point; thence North 89 degrees 49 minutes 07 seconds West a distance of 94.81 feet to a point; thence North 00 degrees 12 minutes 45 seconds East a distance of 161.30 feet to a point; thence South 75 degrees 11 minutes 37 seconds West a distance of 1157.74 feet to a point on the land lot line common to Land Lots 368 and 369; thence proceeding along said land lot line the following courses and distances: North 00 degrees 03 minutes 36 seconds East a distance of 536.41 feet to a point and North 00 degrees 15 minutes 51 seconds East a distance of 401.23 feet to a point; thence leaving said land lot line and proceeding North 73 degrees 20 minutes 09 seconds East a distance of 1519.08 feet to a point on the southwestern right of way line of Tilly Mill Road; thence proceeding along said right of way line of Tilly Mill Road the following courses and distances: South 28 degrees 07 minutes 11 seconds East a distance of 246.96 feet to a point, along a curve to the left with a radius of 2904.79 feet and an arc length of 411.47 feet (said curve having a chord bearing of South 32 degrees 10 minutes 39 seconds East and a chord distance of 411.12 feet) to a point, South 36 degrees 14 minutes 08 seconds East a distance of 607.92 feet to a point and along a curve to the left with a radius of 2904.79 feet and an arc length of 285.65 feet (said curve having a chord bearing of South 39 degrees 03 minutes 10 seconds East and a chord distance of 285.53 feet) to a point; thence leaving Tilly Mill Road and proceeding South 82 degrees 16 minutes 43 seconds West a distance of 377.30 feet to a point; thence South 81 degrees 58 minutes 27 seconds West a distance of 447.78 feet to the Point of Beginning.

Said tract contains 2,052,076 square feet or 47.109 acres.

CONSTITUTIONAL OBJECTIONS
APPLICATION FOR SPECIAL LAND USE PERMIT
CITY OF DUNWOODY, GEORGIA

Georgia Law and the procedures of the City of Dunwoody require us to raise Federal and State Constitutional objections during the Special Land Use Permit application process. While the Owner/Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Owner/Applicant will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

The portions of the Zoning Ordinance of the City of Dunwoody, Georgia, as applied to the Property, that would result in a denial of the Special Land Use Permit as requested by the Owner/Applicant, are, or would be, unconstitutional in that they would destroy the Owner/Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Dunwoody or the Dunwoody Zoning Ordinance to the Property which restricts its use to any use in a manner other than that requested by the Owner/Applicant is unconstitutional, illegal and null and void because such an application constitutes a taking of the Owner/Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner/Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City Council of the City of Dunwoody without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal to grant the Special Land Use Permit as requested by the Owner/Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner/Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Special Land Use Permit subject to conditions that are different from the conditions requested by the

Owner/Applicant, to the extent such different conditions would have the effect of further restricting the Owner/Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth herein above.

In addition, this constitutes formal written notice to the City of Dunwoody, pursuant to O.C.G.A. § 36-33-5, that the Owner/Applicant plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Property by the City of Dunwoody. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Property, attorneys' fees and expenses of litigation.

Accordingly, the Applicant respectfully requests that the City Council of the City of Dunwoody grant the Special Land Use Permit requested by the Applicant.

Sincerely,

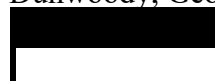
THE GALLOWAY LAW GROUP, LLC



Jordan Edwards

Attorney for the Owner/Applicant

4062 Peachtree Road, Suite A330
Dunwoody, Georgia 30319



BUILDING LEGEND

- | | | | | | | | | | |
|----------|------------------|----------|------------------------------|----------|-------------------------|----------|-----------------------------|----------|----------------------------|
| A | DAY CAMP | D | LOWER POOL HOUSE | G | STORAGE BUILDING | J | ORKIN HOUSE | M | HOLOCAUST MEMORIAL |
| B | ZABAN-BLANK BLDG | E | SHERWIN GLASS AQUATIC CENTER | H | RESTROOMS | K | TEEN HOUSE | N | FIELD SHELTER |
| C | WEINSTEIN SCHOOL | F | GYMNASIUM | I | KUNIANSKY FAMILY CENTER | L | BERMAN COMMONS (LAND LEASE) | O | INDOOR PICKLEBALL FACILITY |

LOCATION	
ADDRESS:	5342 TILLY MILL RD, DUNWOODY, GA
LAND LOT:	369
DISTRICT:	18TH
COUNTY:	DEKALB
CURRENT ZONING:	R-100

AREAS	
NET TOTAL AREA	
FOR MJCCA CAMPUS	= 2,199,344 (50.44 ACRES)
MAX LOT COVERAGE PERMITTED	= 60%
	= 1,319,606 SF
SEC. 27-575 LOT COVERAGE: PERMEABLE DECKS	
SHALL NOT BE INCLUDED IN THE LOT COVERAGE	
CALCULATION.	
IMPERVIOUS SURFACE	= 30.19%
	=664033.31 SF



PARKING LEGEND (499 SPACES)

- | | | | |
|---|------------|---|-------------------|
| 1 | 167 SPACES | 4 | 33 SPACES |
| 2 | 41 SPACES | 5 | 106 SPACES |
| 3 | 11 SPACES | 6 | 125 GRAVEL SPACES |
| 7 | 16 SPACES | | |

NO ADDITIONAL
PARKING NEEDED

-  DUMPSTER LOCATION
-  CAMPUS ENTRY/EXIT
-  EMERGENCY ENTRY/EXIT

RECREATION LEGEND

- | | | | | | |
|---|---------------|---|--------------------|---|-------------------------------------|
| a | LAKE | d | ATHLETIC FIELD 1&2 | g | PICKLEBALL COURTS |
| b | TENNIS COURTS | e | ATHLETIC FIELD 3 | h | REMOVED |
| c | PLAYGROUND | f | ATHLETIC FIELD 4 | i | INDOOR PICKLEBALL COURTS - PROPOSED |

3525 Piedmont Road NE
Building 8, Suite 320
Atlanta, Georgia 30305
www.hgor.com
t. 404-248-1960
f. 404-248-1092

CONSULTANT LOGO:



PROJECT TITLE:

**MARCUS JEWISH COMMUNITY CENTER
SPECIAL LAND USE APPLICATION**
5342 TILLY MILL ROAD, ATLANTA, GA 30338

PROJECT NO:
26020

PRINCIPAL IN CHARGE: LS
PROJECT MANAGER: MC
DRAWN BY: MR

ISSUE AND DATE:

DESIGN DEVELOPMENT

REVISIONS:

NO.	DATE	DESCRIPTION
-----	------	-------------

SEAL:

SHEET TITLE:
**PROPOSED CAMPUS
 SITE PLAN**

HEET NO.:
P-3



3525 Piedmont Road NE
Building 8, Suite 320
Atlanta, Georgia 30305
www.hgor.com
p. 404-248-1960
f. 404-248-1092



PROJECT TITLE:
**MARCUS JEWISH COMMUNITY CENTER
SPECIAL LAND USE APPLICATION**
5342 TILLY MILL ROAD, ATLANTA, GA 30338

PROJECT NO:
26020
PRINCIPAL IN CHARGE: LS
PROJECT MANAGER: MC
DRAWN BY: MR

ISSUE AND DATE:
June 30, 2026
DESIGN DEVELOPMENT

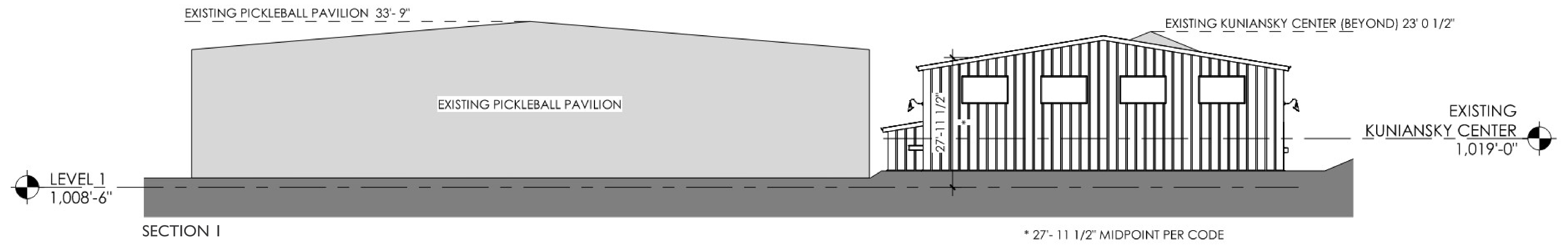
REVISIONS:		
NO.	DATE	DESCRIPTION

SEAL:

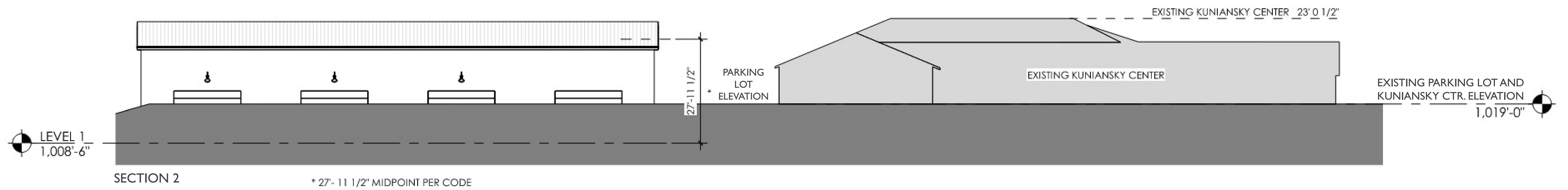
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**HARDSCAPE
IMPROVEMENTS
PLAN**
SHEET NO:
P-4

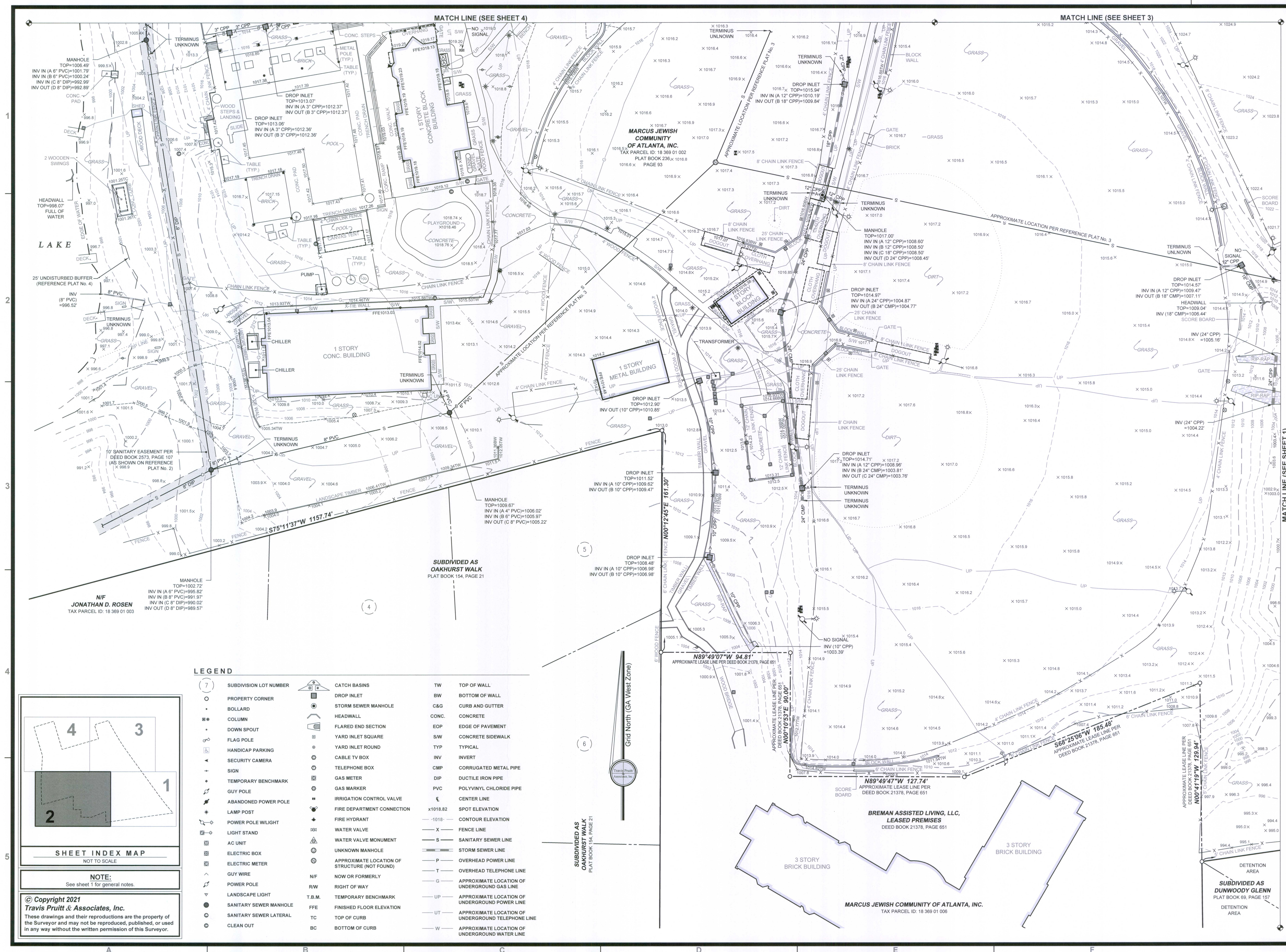
NOT RELEASED FOR CONSTRUCTION

Last modified on: 06/10/26 by: MARGON
File located in: S:\2026\26020\Graphics\CAD\03-Hardscape\26020P4M.dwg



SITE PLAN





NO	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com

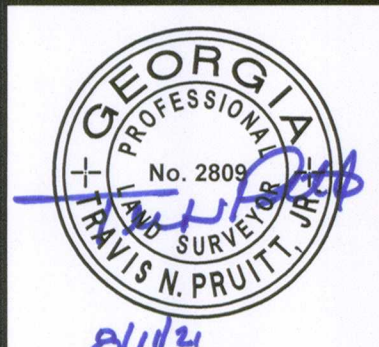


Certificate of Authorization Number 613

MARCUS JEWISH COMMUNITY CENTER

AUTHORIZED BY: MARCUS JEWISH COMMUNITY CENTER

AUTHORIZED BY: MARCUS JEWISH COMMUNITY CENTER
AND 107 369 • 18th DISTRICT • CITY OF DUINWOODY • DEKALB COUNTY • GEORGIA

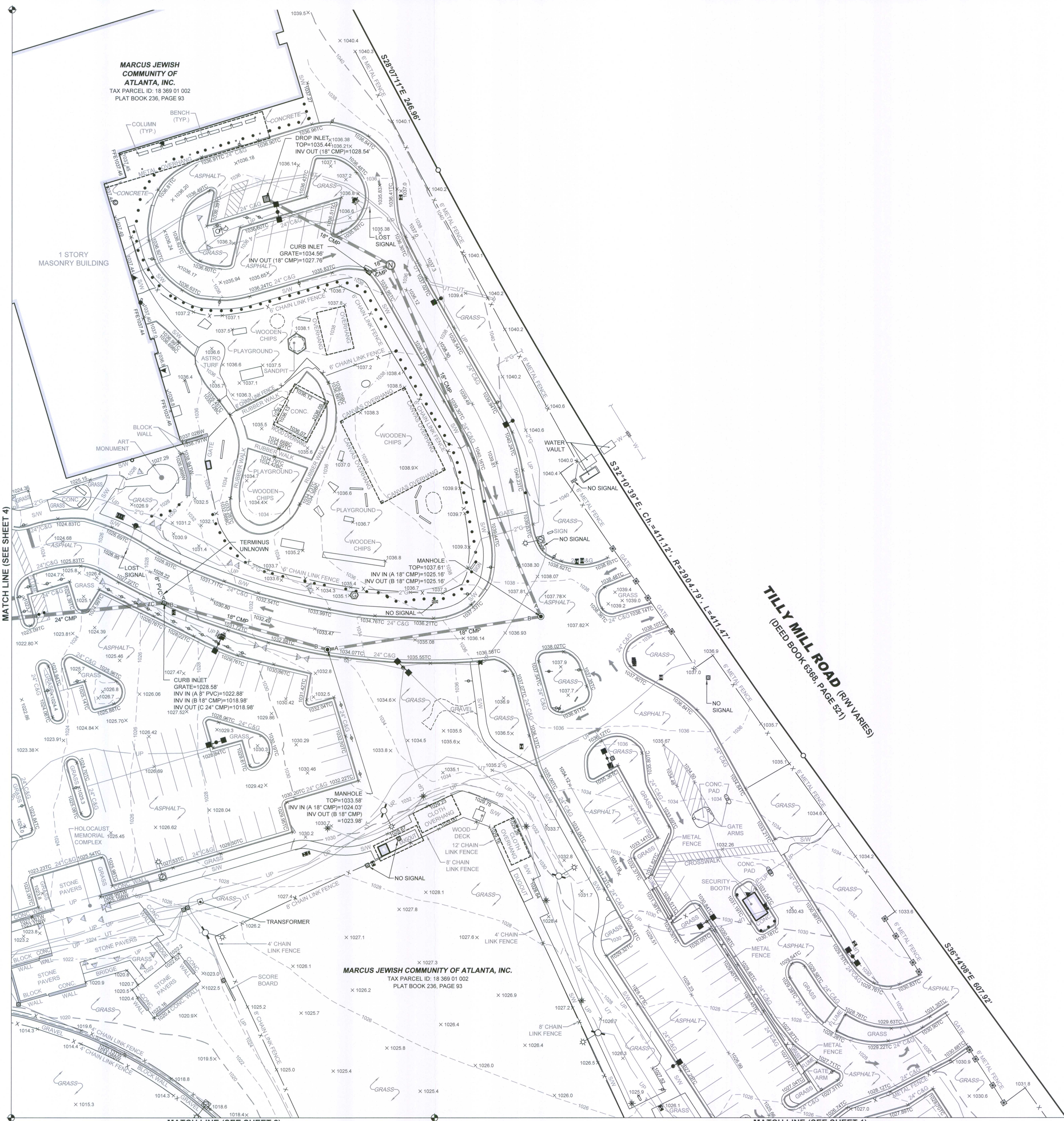


For The Firm
Travis Pruitt & Associates, Inc.

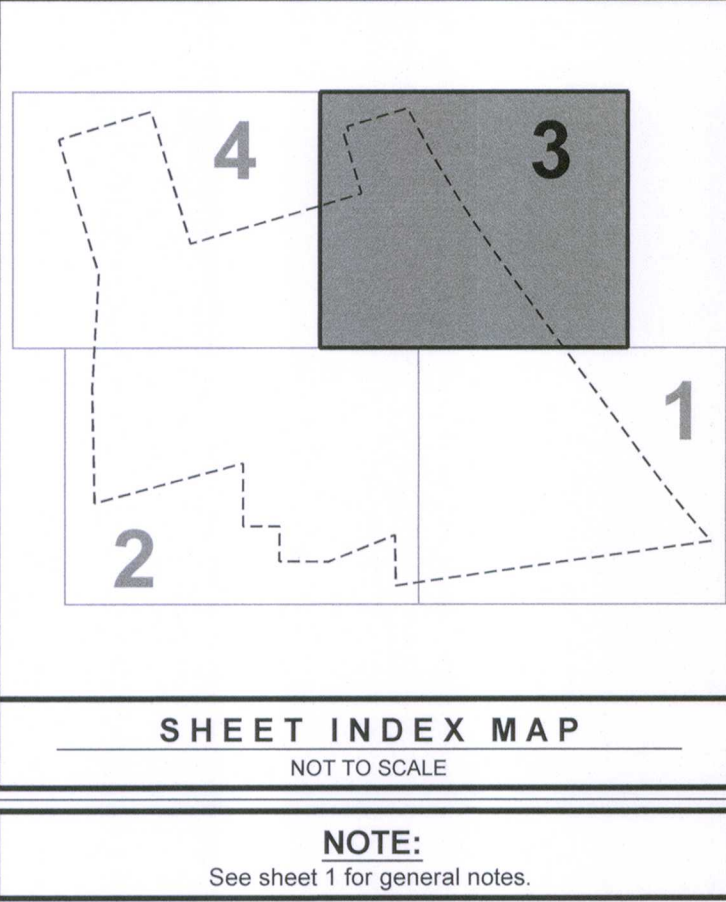
This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

PLAT DATE: 8/11/2021
FIELD DATE: 7/26/2021
SCALE: 1" = 30'
JN: 1-21-0263.614
FN: 168-D-033
SHEET NO: 2 of 4

- LEGEND**
- 7 SUBDIVISION LOT NUMBER
 - PROPERTY CORNER
 - BOLLARD
 - COLUMN
 - DOWN SPOUT
 - FLAG POLE
 - HANDICAP PARKING
 - SECURITY CAMERA
 - SIGN
 - TEMPORARY BENCHMARK
 - GUY POLE
 - ABANDONED POWER POLE
 - LAMP POST
 - POWER POLE W/LIGHT
 - LIGHT STAND
 - AC UNIT
 - ELECTRIC BOX
 - ELECTRIC METER
 - GUY WIRE
 - POWER POLE
 - LANDSCAPE LIGHT
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER LATERAL
 - CLEAN OUT
 - CATCH BASINS
 - DROP INLET
 - STORM SEWER MANHOLE
 - HEADWALL
 - FLARED END SECTION
 - YARD INLET SQUARE
 - YARD INLET ROUND
 - CABLE TV BOX
 - TELEPHONE BOX
 - GAS METER
 - GAS MARKER
 - IRRIGATION CONTROL VALVE
 - FIRE DEPARTMENT CONNECTION
 - FIRE HYDRANT
 - WATER VALVE
 - WATER VALVE MONUMENT
 - UNKNOWN MANHOLE
 - APPROXIMATE LOCATION OF STRUCTURE (NOT FOUND)
 - N/F NOW OR FORMERLY
 - R/W RIGHT OF WAY
 - T.B.M. TEMPORARY BENCHMARK
 - F.F.E. FINISHED FLOOR ELEVATION
 - T.C. TOP OF CURB
 - B.C. BOTTOM OF CURB
 - T.W. TOP OF WALL
 - B.W. BOTTOM OF WALL
 - C&G CURB AND GUTTER
 - CONC. CONCRETE
 - E.O.P. EDGE OF PAVEMENT
 - S/W CONCRETE SIDEWALK
 - TYP. TYPICAL
 - INV. INVERT
 - C.M.P. CORRUGATED METAL PIPE
 - D.I.P. DUCTILE IRON PIPE
 - P.V.C. POLYVINYL CHLORIDE PIPE
 - CL. CENTER LINE
 - X1018.82 SPOT ELEVATION
 - 1018- CONTOUR ELEVATION
 - X- FENCE LINE
 - S- SANITARY SEWER LINE
 - S- STORM SEWER LINE
 - P- OVERHEAD POWER LINE
 - T- OVERHEAD TELEPHONE LINE
 - G- APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
 - UP- APPROXIMATE LOCATION OF UNDERGROUND POWER LINE
 - UT- APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE
 - W- APPROXIMATE LOCATION OF UNDERGROUND WATER LINE



Grid North (GA West Zone)



NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			

REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
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www.travispruit.com

Travis Pruitt & Associates, Inc.
SURVEYORS
LANDSCAPE ARCHITECTS

Certificate of Authorization Number 613

MARCUS JEWISH COMMUNITY CENTER

TOPOGRAPHIC & UTILITY SURVEY

AUTHORIZED BY: MARCUS JEWISH COMMUNITY CENTER
LAND LOT 389 - 18TH DISTRICT - CITY OF DUNWOOD - DEKALB COUNTY, GEORGIA

GRAPHIC SCALE - IN FEET

0 10 20 30 40 50 60 70 80 90 100

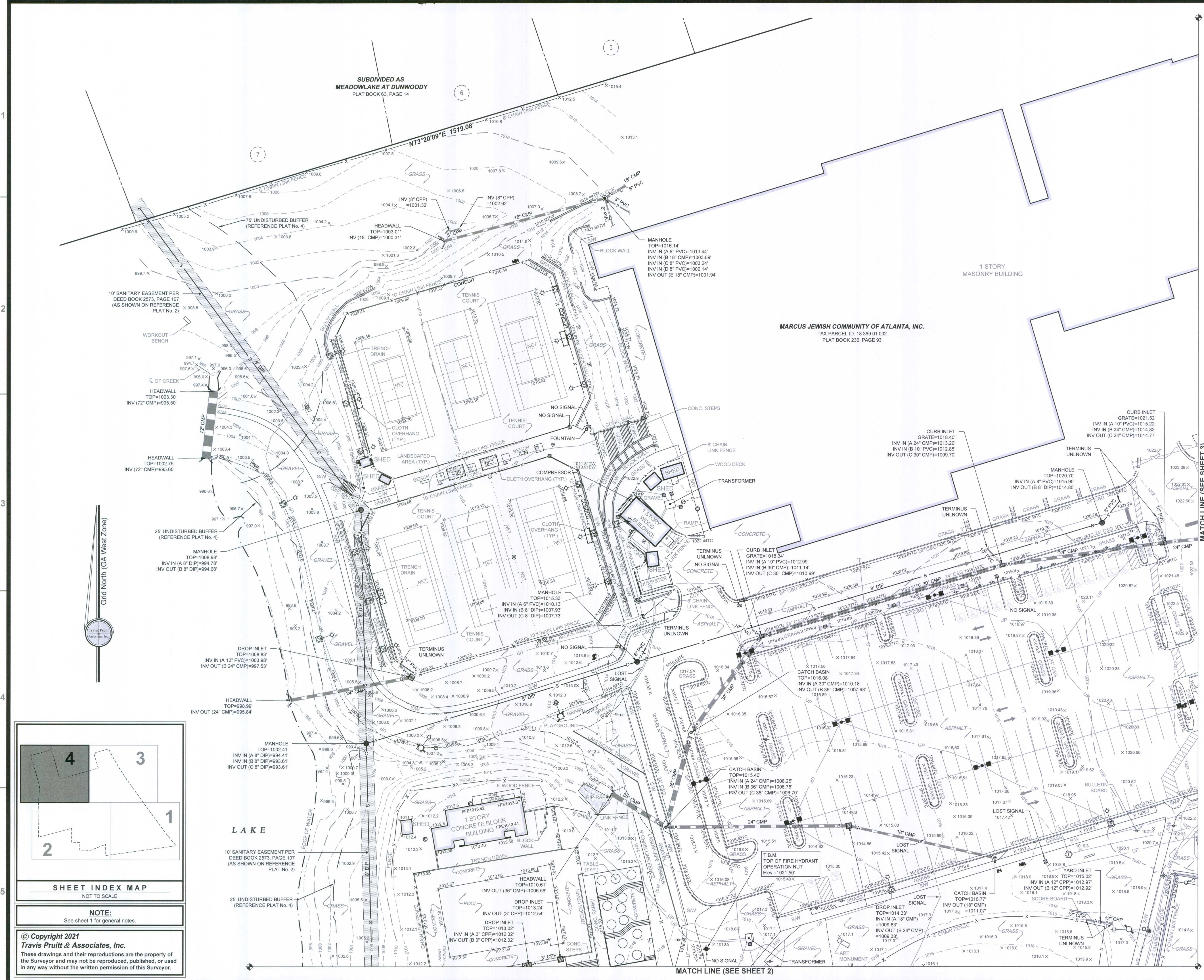
GEORGIA PROFESSIONAL SURVEYORS
No. 2809
TRAVIS PRUITT, JR.
EJL/21

For The Firm
Travis Pruitt & Associates, Inc.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

PLAT DATE: 8/11/2021
FIELD DATE: 7/28/2021
SCALE: 1" = 30'
JN: 1-21-0263.614
FN: 168-D-033
SHEET NO: 3 of 4

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- LEGEND**
- 7 SUBDIVISION LOT NUMBER
 - PROPERTY CORNER
 - BOLLARD
 - COLUMN
 - ⬇ DOWN SPOUT
 - ⚑ FLAG POLE
 - Ⓟ HANDICAP PARKING
 - 📹 SECURITY CAMERA
 - ✚ SIGN
 - ⚓ TEMPORARY BENCHMARK
 - ⚓ GUY POLE
 - ⚡ ABANDONED POWER POLE
 - 💡 LAMP POST
 - 💡 POWER POLE W/ LIGHT
 - 💡 LIGHT STAND
 - ❄ AC UNIT
 - ❄ ELECTRIC BOX
 - ❄ ELECTRIC METER
 - ⚡ GUY WIRE
 - ⚡ POWER POLE
 - 💡 LANDSCAPE LIGHT
 - ⚡ SANITARY SEWER MANHOLE
 - ⚡ SANITARY SEWER LATERAL
 - ⚡ CLEAN OUT
 - ⚡ CATCH BASIN
 - ⚡ DROP INLET
 - ⚡ STORM SEWER MANHOLE
 - ⚡ HEADWALL
 - ⚡ FLARED END SECTION
 - ⚡ YARD INLET SQUARE
 - ⚡ YARD INLET ROUND
 - ⚡ CABLE TV BOX
 - ⚡ TELEPHONE BOX
 - ⚡ GAS METER
 - ⚡ GAS MARKER
 - ⚡ IRRIGATION CONTROL VALVE
 - ⚡ FIRE DEPARTMENT CONNECTION
 - ⚡ FIRE HYDRANT
 - ⚡ WATER VALVE
 - ⚡ WATER VALVE MONUMENT
 - ⚡ UNKNOWN MANHOLE
 - ⚡ APPROXIMATE LOCATION OF STRUCTURE (NOT FOUND)
 - N/F NOW OR FORMERLY
 - R/W RIGHT OF WAY
 - T.B.M. TEMPORARY BENCHMARK
 - FFE FINISHED FLOOR ELEVATION
 - TC TOP OF CURB
 - BC BOTTOM OF CURB
 - TW TOP OF WALL
 - BW BOTTOM OF WALL
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 - TYP TYPICAL
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 - CMP CORRUGATED METAL PIPE
 - DIP DUCTILE IRON PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - CENTER LINE
 - x1018.82 SPOT ELEVATION
 - 1018 — CONTOUR ELEVATION
 - FENCE LINE
 - S — SANITARY SEWER LINE
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Travis Pruitt & Associates, Inc.
LANDSCAPE ARCHITECTS

REVISIONS

NO	DATE	DESCRIPTION
1		
2		
3		
4		
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TOPOGRAPHIC & UTILITY SURVEY

MARCUS JEWISH COMMUNITY CENTER

AUTHORIZED BY: MARCUS JEWISH COMMUNITY CENTER
LAND LOT 388 - 18th DISTRICT - CITY OF DUNWOODY - DEKALB COUNTY - GEORGIA

GRAPHIC SCALE - IN FEET

1" = 30'

PLAT DATE: 8/11/2021
FIELD DATE: 7/26/2021
SCALE: 1" = 30'
JN: 1-21-0263.614
FN: 168-D-033
SHEET NO: 4 of 4

Grid North (GA West Zone)

SHEET INDEX MAP
NOT TO SCALE

NOTE:
See sheet 1 for general notes.

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September 1, 2026

To Mayor Deutsch and City Council Members of Dunwoody

From: Homeowners on Dunwoody Glen

Hello Rob:

We are writing to express serious concerns regarding the placement of another set of pickleball courts directly adjacent to or near private residents on Dunwoody Glen. We would also like to express serious problems with the noise caused by the current 15 pickleball courts that were recently built as the new courts would add to this noise and other problems for residences. These courts are in play for 14 hours a day on weekdays and 12 hours a day on weekends, 352 days a year (only thirteen days are closed for Jewish holidays)

Ann Ahern went to the Planning Commission meeting in August to oppose additional pickleball courts described in the documents submitted to the city as "Indoor Courts." These will be built next to those that are currently there which seems to be even closer to property lines than the current ones. She was absolutely shocked to hear the attorney for the JCC describe to the committee that the building will be an "indoor facility" with garage type doors (roll up doors) which will apparently be on two sides of the four sided building that will open up during nice weather. They stated that opening doors on the East/West side will allow for cross ventilation. Nice weather in Atlanta could potentially be 9 months out of the year and this will greatly impact surrounding neighbors. The JCC states in their application that **"as the new indoor courts will be inside an enclosed building, they will not generate noise that would impact adjacent properties."** While technically the city can classify this as indoor under standard building codes, its operational impact with pickleball courts have a very negative impact. Experts on pickleball and noise mitigation define this type of indoor facility with roll up doors (hybrid) state it will not generate sound to neighboring communities only if the doors are closed during active play. It is implausible to think that the JCC will open the doors without anyone playing on their courts. Therefore it will add to the multitude of sound problems currently experienced by residents of Dunwoody Glen. Experts describe this type of building as a hybrid that transforms the acoustic envelope from indoor containment to open-air noise building propagation. Therefore, experts state that this structure should have an outdoor pickleball buffer/setback distance of 250-500 feet from residential lines if

roll-up doors are permitted to be open during play. (See Exhibit A which explains how hybrids increase sound issues). There is nothing in the application to the city about these roll-up doors but rather throughout the application they refer to their new build as “indoor courts”. In the meeting with neighbors they only talked about an indoor facility and nothing was said about open roll up doors

Since we received notification from the JCC that they are intending to expand the courts behind our homes, we did extensive research on this topic. A lot of information has come out since late 2022 and 2023 regarding the impact of pickleball courts that are near residential properties as well as guidelines to protect the homeowners of these properties from noise both from the play of pickleball and the yelling and shouting associated with playing the game as well as lighting pollution and bad visual impacts. There are many sources that have come out with guidelines such as the **USA Pickleball Association** and the **Noise Pollution Clearinghouse** in conjunction with the **E.P.A. Noise Ordinance and Acoustic Metrics, America Sports Builders Assoc., Acoustical Engineers companies** and many more. (Exhibit B, General Guidelines for Placing and Running Pickleball Courts).

The second point we wish to bring up is the noise generated from the 15 pickleball courts that are currently in operation. We reviewed the city’s requirements in the Ordinance that were generated when the current courts were passed by the city council. The city did require the JCC to do a sound test after the pickleball courts were built and operational. They did make a few requirements such as it being done on property closest to courts (not done with sound tests) but no other guidelines on how or when these tests should be done.

We reviewed both initial (baseline) and the subsequent sound tests done that were done and it showed an increase of more than 3dBA (an amount the Ordinance stated it should not go above) but claimed these were from other factors other than pickleball such as airplane flyovers, road traffic and birds in the trees. OF NOTE, THE SOUND TEST DID NOT INCLUDE THE HOUSE THAT IS DIRECTLY IN BACK OF THE COURTS WHICH IS 2116 DUNWOODY GLEN. (Exhibit C -picture of this house as it is located to the courts is attached) The test also mentions that there was a **“faint”** sound coming from the courts or no significant change in noise from pickleball activity”. This is an outrageous claim as you can hear the bold sound from the courts as well as the yelling and shouting associated with the sport across the street, and at least three homes

from the courts. Both tests were done on a Thursday (no time indicated) and it was determined by their pictures that only one of the covered courts were occupied (and in one test only partially occupied) To accurately measure the sound coming from the courts (pickleball sounds as well as shouting, yelling, cheering) it needed to be done when all 15 courts are occupied. The sound tests did not indicate the duration of the tests and to have an accurate account of the yelling and shouting it needs to be done over a period of several hours. Both tests done after the courts were built do not conform with the scientific methodology for these types of sound tests.

We were curious as to how these tests showed there was little or no change in noise because several of us can hear the noise (pickleball, shouting, yelling) from the courts inside our homes, which includes homeowners that live across the street from the courts. The sound from pickleball is heard inside homes that are two houses down from the courts and one of the homeowners has double paned windows so that illustrates how loud the sound is and how far it is emanating. Of course, when we are in our backyards trying to enjoy leisure time it is extremely difficult because the noise from the pickleball and the yelling and shouting from participants is so loud, especially during peak times (evenings and weekends). The covered courts are open from 8 a.m. until 10:00 p.m. on weekdays and 8:00 a.m. to 8:00 p.m. on weekends; the open courts are open in the after work hours during the week but 8:00 a.m-8:00 p.m. on weekends which encompasses most of our leisure time.. The Ordinance for the current courts state hours to stop at 6:00 p.m. on Friday and Saturday. Did it change from the original ordinance and if it did, why did that change from the Ordinance passed by the city? (Exhibit D- Ordinance from City of Dunwoody)

Our research on the guidelines for sound tests that are done with scientifically accepted methodology to effectively measure sound is as follows::

1. Sound tests should be done at peak times when all courts are active with players
2. The tests should be a certain length of time to take into account the shouting and cheering that takes place on pickleball courts (something that was brought up as a complaint during the Planning Commission).
3. The sound test was done by the same company that installed the acoustical material required by the city. This company concluded that their findings showed their sound mitigation they installed were "working". It

seems to us to be a direct conflict of interest and should have been done by an independent company.

4. The ordinance by the City of Dunwoody stated that the sound tests should be made at the Dunwoody Glen property line where it is closest to the proposed courts. This was not done as it did not include the address of 2116 Dunwoody Glen, the property closest to the courts. Was this omission done on purpose to skew the results?

Mr. Shimby McCreery, the Acoustical Engineer at Acustica at 404-217-7743, the company that did both sound tests and installed the acoustical barrier, was called and he said the company no longer mitigates pickleball courts because “it is too tricky to keep out noise associated with pickleball play” and “too many people are complaining about the noise”

Mr. McCreery gave us the name of a company, Arpeggio, that still does pickleball sound mitigation. Michelle Patrick, an acoustical engineer, was called and said the following:

1. Sound tests should be taken at peak times which should capture the more active courts being used. (evening hours are important as well because ambient noise should be less during those times because these are times residents are spending their leisure time.
2. Sound tests should be hours in duration to catch all noise coming from pickleball courts to include human interactions such as yelling and shouting.
3. It is very hard to mitigate pickleball noise when the courts are outdoors vs. indoors
4. In the past several years there have been many studies to recommend mitigation of sound on pickleball courts. One of the best things to do is to make sure all players use soft paddles and balls.

Her comments correlate with the scientifically accepted methodology which was not followed by the sound tests done by the acoustical engineer hired by the JCC. If the recommended parameters and scientific methodology were not followed, how can the sound tests be accurate?

How Dunwoody Regulates Noise

- **Nuisance Standard:** Under Chapter 16 of the Dunwoody Code of Ordinances, noise that is "loud, unnecessary, or unusual" noise that "annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of others" is deemed a public nuisance. It also says Loud or raucous yelling, shouting, whistling or singing on public streets, particularly between the hours of 11:00 p.m. and 7:00 a.m. or at any time so as to annoy or disturb nearby residents is not permitted. Because pickleball produces a high-frequency, impulse "pop" sound (around 70–75 dBA at 100 feet), neighbors often successfully argue that the noise constitutes a severe acoustic disturbance even if it falls under general day-to-day noise thresholds.
- **Plainly Audible Rule:** Dunwoody's code typically relies on sound being "plainly audible" at specified distances or across property lines during sensitive hours.

Regardless of the sound test that was done, we ask that all council members go to the home at 2116 Dunwoody Glen which is directly behind the pickleball courts. (Exhibit E -Pictures of home directly behind courts showing the lack of distance between this backyard and courts taken from inside their home) as well as 2124, 2132, 2108 Dunwoody Glen during peak hours of play, when all or most of the courts are being used which is during the weekends (12 p.m. to 6:00 p.m) and evening hours between 6:00-8:00 p.m. We think it will be beneficial if you can hear what we experience night and day, 7 days a week. While it is recommended that the city council members go into the backyards of these residences, they can clearly hear the sounds when standing in the street in front of these homes. Other cities in the Atlanta area have made decisions to move or abandon the building of future courts based on site visits. In addition to the noise, you will see from this site visit just how close to the property lines the pickleball courts are located and the massive buildings we have to look at every day.

In our research for our opposition to the new courts, all expert recommendations repeatedly suggested that "quiet equipment" be used (paddles and balls). Mayor Deutch, ifrom an article in the Dunwoody News on May 18, 2023 stated that she asked the community center representatives pickleball equipment "to commit to using the quietest pickleball equipment possible and to work out

system of managing neighbors' noise concerns as they arise". They have done neither. One of the pickleball pros, Michael Andrews, at the JCC stated "they are not providing the quiet paddles and balls in their rental equipment center nor will they require them to be used by any players because players do not like them". While the recommendations of quiet balls and paddles do not appear to be in the Ordinance of the current courts, it should have been. All the expert recommendations state that these should be mandated as it is a major part of sound mitigation from pickleball play when courts are 250-300 feet or less from residential properties. The current courts are much closer to residences than this..

The City of Dunwoody Ordinance stated that "a minimum of 40 foot buffer of existing mature tree canopy shall be maintained and supplemented where necessary along the southern property adjacent to the properties on Dunwoody Glen." When the courts were being built, they took down many of the existing trees and the buffer is now a sparse area behind the courts..Exhibit F-Trees Planted by JCC . Most of these are deciduous and lose their leaves through the months of October to April. There is very little to no buffer to visually hide these enormous courts from residences, exacerbated in fall, winter and spring months. Additionally, they have allowed supplemented trees in front of the acoustical material to die (at least two that we can see with stubs left behind) as well as spaces where either no trees were planted or they too have died and been removed. At the July 2nd meeting with the neighbors, Jared Powers said they had planted small trees with the intention for them to grow. The visual impact of the sparse trees needed immediate, tall trees and the noise experienced by neighbors certainly didn't wait for the trees to grow. It is recommended by experts that dense and tall evergreen trees (15-30 feet high) in layers should be placed between courts and property lines. It was pointed out to the Planning Commission that there is a lack of trees currently planted and a couple that have died, etc., and pictures were provided. The residents from the house directly behind the courts asked Jared Powers, from the JCC prior to the courts being built to plant trees so that there is no direct visual sight. Mr. Powers made promises that were never kept. (Exhibit G Correspondence from Jun Lee to Jared Powers dated January 30, 2023 to February 22, 2023) and before and after pictures of the buffer in back of their home In the application to the city for the new courts the JCC makes more promises about planting trees. In other statements from the same document they state a contradiction to this as they say there may not be enough room to adequately plant trees. (Exhibit H-Summary

Report from JCC as part of their Application) The actions of the JCC, or lack thereof, on requirements from the current Ordinance is a predictor of their future behavior and the promises they make towards homeowners at Dunwoody Glen.

The lighting associated with the 15 courts is a problem to nearby residential properties as well. It was brought up at the Planning Commission meeting that the lights from the courts shine into her home's sunroom. It shows into her master bathroom as well. Other neighbors complain that the lights shine brightly into their homes although they were not at the Planning Commission meeting in August. The lighting at the courts is high intensity night lighting which is very bright. This is referred to as Light Pollution because it crosses over residential properties. The Planning Commission asked the JCC what types of lighting will be at the new courts and the JCC just replied "pathway lighting" and the meeting went forward with no further question or comment on this topic.

Our property values have been greatly impacted from the 15 courts. According to the National Association of Realtors (NAR), homes that are across the street from pickleball courts can be valued at 10- 20% less than those that are not near courts (Exhibit I-Experts' Opinion of Diminished Value of Properties near Pickleball Courts). Since these courts are in our backyards, the figure is at least 20%. Appraisers state that these courts create "external obsolescence" which is a loss of value caused by factors outside the property line that the homeowner cannot control. Appraisers also state that there is a shrinking buyer pool with as many as 50-60% of prospective buyers refusing to make an offer on a home close to a court, regardless of price discounts. A loss of property values because of the pickleball courts was brought up at the July 2nd meeting of neighboring homeowners and Mr. Powers told us "we should be happy to live near the JCC. Buyers want a home that offers them a peaceful and quiet environment."

Because pickleball is such a new sport, complaints have and are being made in other jurisdictions. These complaints have been identified by local T.V. news reporters and legal actions. In several municipalities, such as Tucker, the cities have realized the harm to residential homeowners and have cancelled plans to build the courts. Some of these are included in a brief summary as well as some remedies that have been taken. (Exhibit J & K-Summaries of Tucker City Council and Other Municipalities)

We want to make sure that the City of Dunwoody is aware of referenced facts as it pertains to the sound coming from the current pickleball court, lighting, etc., as

well as other issues that impact our daily lives. We have real concerns about the plans for the new courts that are being proposed. We know that the city weighs the quality of life and the rights of homeowners and their ability to enjoy their homes as well as having respect for property values which have been greatly impacted and diminished because of the courts. We are sure that these matters being brought to the city leaders and decision makers will affect their decision on denying the new courts. The benefits for the JCC to add additional courts cannot be more important than protecting the property values and quiet enjoyment of the homeowners on Dunwoody Glen.

Thank you for your time in this matter.

Regards,

Ann Ahern, 2132 Dunwoody Glen homeowner

Jun and Joyce Lee, 2116 Dunwoody Glen, homeowner

Bob and Geri Taglia, 2148 Dunwoody Glen, homeowner

Opening roll-up garage doors on two sides of an indoor pickleball facility fundamentally alters how sound moves. Rather than containing the noise, a two-sided open configuration turns the building interior into a high-output sound amplifier that projects directional noise straight toward nearby residences. [Wallworks.com](#) + 1

An open-bay indoor court impacts neighboring homes in several distinct acoustic ways:

The "Megaphone" Effect (Reverberant Amplification)

Hard interior surfaces like concrete floors, metal roof decking, and drywall reflect sound. [Pickleball Science](#)

When a paddle hits a ball (producing a high-frequency "pop" at 70–80 dBA at impact), the sound bounces off the walls and ceiling before escaping through the open doors. [Commercial Acoustics](#)

Because the sound builds up inside before exiting, the noise level leaving the open doors can actually be **louder** than the noise produced by a standard outdoor court.

Extreme Directionality

Sound escaping through two open sides acts as a directional beam rather than radiating evenly in all directions. [Pickleball Science](#)

Facing the openings: Homes situated directly opposite or at a slight angle to the open doors receive unfiltered, direct sound waves. [Pickleball Science](#)

Behind the solid walls: Homes situated facing the closed exterior walls will experience a significant drop in decibels (often 15–25 dBA lower), as the solid structure acts as a thick acoustic barrier.

Funneling and Flanking (Corner Effects)

Having two open sides—especially if they are adjacent rather than opposite—creates a corner funnel. Sound waves hitting the remaining solid walls near the openings get reflected diagonally outward, spreading acoustic energy over a wider arc into the surrounding neighborhood. Pickleball Science

Mitigation Strategies for Open-Bay Courts

Interior Acoustic Absorption: Hanging high-NRC (Noise Reduction Coefficient) ceiling baffles or acoustic wall panels inside the building catches the sound reflections *before* they bounce out the open doors. Commercial Acoustics

Exterior Berms or Acoustic Fencing: Positioning mass-loaded vinyl curtains or solid acoustic walls outside the roll-up doors disrupts the line-of-sight path to nearby homes. Commercial Acoustics

Quiet-Category Equipment: Mandating the use of noise-reducing paddles and acoustic foam/soft balls reduces the peak impact pop at the source.

Commercial Acoustics

GENERAL GUIDELINES FOR PLACING AND RUNNING PICKLEBALL COURTS

These are recommendations compiled from many different sources

SETBACKS

1. Under 100 feet-Considered a no-fly zone by acoustical experts. Courts built this close typically require extreme mitigation to keep noise tolerable
2. 300-500 feet Acceptable **only with built in mitigation** such as sound barriers, restricted hours, quiet equipment and layers of evergreen vegetation.
3. 250-500 feet-New courts should be a maximum away from nearest residential homes
4. 100-500 feet-Requires a lot of mitigation such as 12 foot tall acoustic sound blankets, heavy landscaping especially at lower distances, quiet-certified paddles and balls.
5. 500+ feet-The recommended baseline to naturally dissipate the repetitive popping sound so it does not become a daily nuisance.and does not require artificial sound mitigation and zero noise complaints.

LANDSCAPING

1. Use only evergreens that are 15-30 feet tall or planted at or near the maximum; Trees provide a visual buffer as well as decrease sound. Plant in staggered rows.
2. All trees need to be maintained by watering and fertilization.

LIGHTING

1. Acoustic fencing and sound blankets at least 10-12 feet high
2. Use of rubberized or cushioned acrylic court surfaces.
3. Limit Court lighting fixtures must be directional shielding to ensure zero direct light spillover onto adjacent residential properties.

EQUIPMENT-

1. Quiet paddles-lowers the sound by 3 to 7 dB compared to traditional loud paddles.
2. Switching to softer, foam pickleballs (often called Librarian balls" significantly reduces the sharp popping sound upon impact.

COURT MODIFICATIONS-PHYSICAL BARRIERS

4. the number of courts running simultaneously near residential homes.
5. Must maintain acoustic equipment or they will lose their effectiveness: clean mold/mildew; fastener and hardware integrity, check for impact and structural damage, spot clean fabric wraps. Without maintenance they will lose their effectiveness

Exhibit B

OPERATIONAL HOURS (CURRENT HOURS 8:00-10:00 P.M.; WEEKDAYS AND 8:00-8:00 WEEKENDS) NO HOLIDAY RESTRICTIONS

1. Time restriction morning: no earlier than 8:00 a.m.
2. Recommend stopping at 7:00-7:30 p.m. to protect outdoor activities in back yards of residential homes and to avoid bright floodlights near bedrooms and residential activities; Some recommendations are stopping at 5:30.
3. Weekend start times should be no earlier than 9:00 a.m. on Saturdays and 10:00 a.m. on Sundays and holidays.

Exhibit C



- 2116 Dunwoody Glen
- limited buffer to courts
- The court seen here are enormous - about 30' high - they tower over this home
- Leaves are gone October through April

EXHIBIT C



**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2023-06-04

requirements made necessary by actual field conditions at the time of development.

2. A minimum 40-foot buffer of existing mature tree canopy shall be maintained and supplemented where necessary along the southern property adjacent to the properties on Dunwoody Glen.
3. Applicant shall install sound attenuation materials such as Acustifence, Fence Screen, Fence Block, or similar equivalent alternatives, as per either Option A or Option B in the attached Exhibit C or unless otherwise approved by staff. The baseline ambient noise measurement, as established in the provided study (Exhibit D), was made at the Dunwoody Glen property line where it is closest to the proposed courts. Noise from the new courts shall not increase more than 3 dBA above this baseline measurement; the noise shall be measured utilizing the same methodology as was used to establish the baseline ambient "Lmax" (Exhibit D). Within six months from when a Certificate of Occupancy is issued for the new courts, the Applicant shall cause a second study to be performed at the same location during peak court usage, the results of which shall be shared with the City. If said second study reveals noncompliance with the 3 dBA limit, then the Applicant shall be required to install additional sound attenuation measures. This process shall be repeated at 12 months from issuance of a Certificate of Occupancy. Thereafter, if the City or any independent party believes that the noise limit has been violated, then it shall be free to make its own measurements during normal operations and at the same location in accordance with scientifically accepted equipment and methodology.
4. A public announcement (PA) system shall not be used at the new sport courts, except for emergency situations.
5. The hours of operation for the new sport courts shall be as follows:

Monday - Thursday	7:30 am - 10:00 pm
Friday	7:30 am - <u>6:00 pm</u>
Saturday	8:00 am - <u>6:00 pm</u>
Sunday	8:00 am - 8:00 pm

now 8:00 pm
changed

SO ORDAINED AND EFFECTIVE this 12th day of June 2023.

Approved by:
Content

Approved as to Form and

EXHIBIT E



**A LOOK AT PICKLEBALL COURTS FROM INSIDE
THE HOME OF 2116 DUNWOODY GLEN**

EXHIBIT E

**A LOOK AT PICKLEBALL COURTS FROM
BACKYARD OF HOME OF 2116 DUNWOODY GLEN**

EXHIBIT F

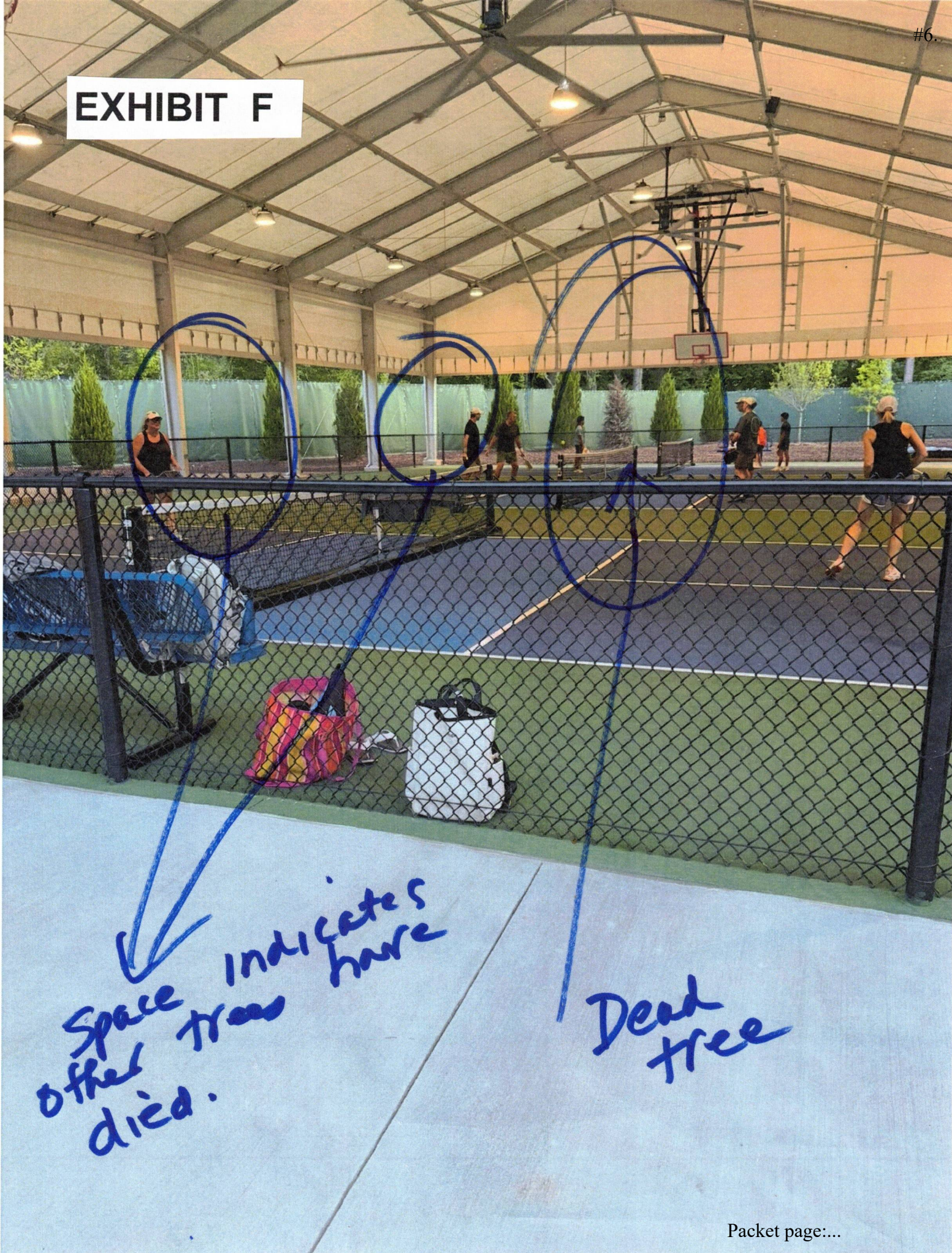


EXHIBIT F

Neighbor 2124 Driveway
Glen



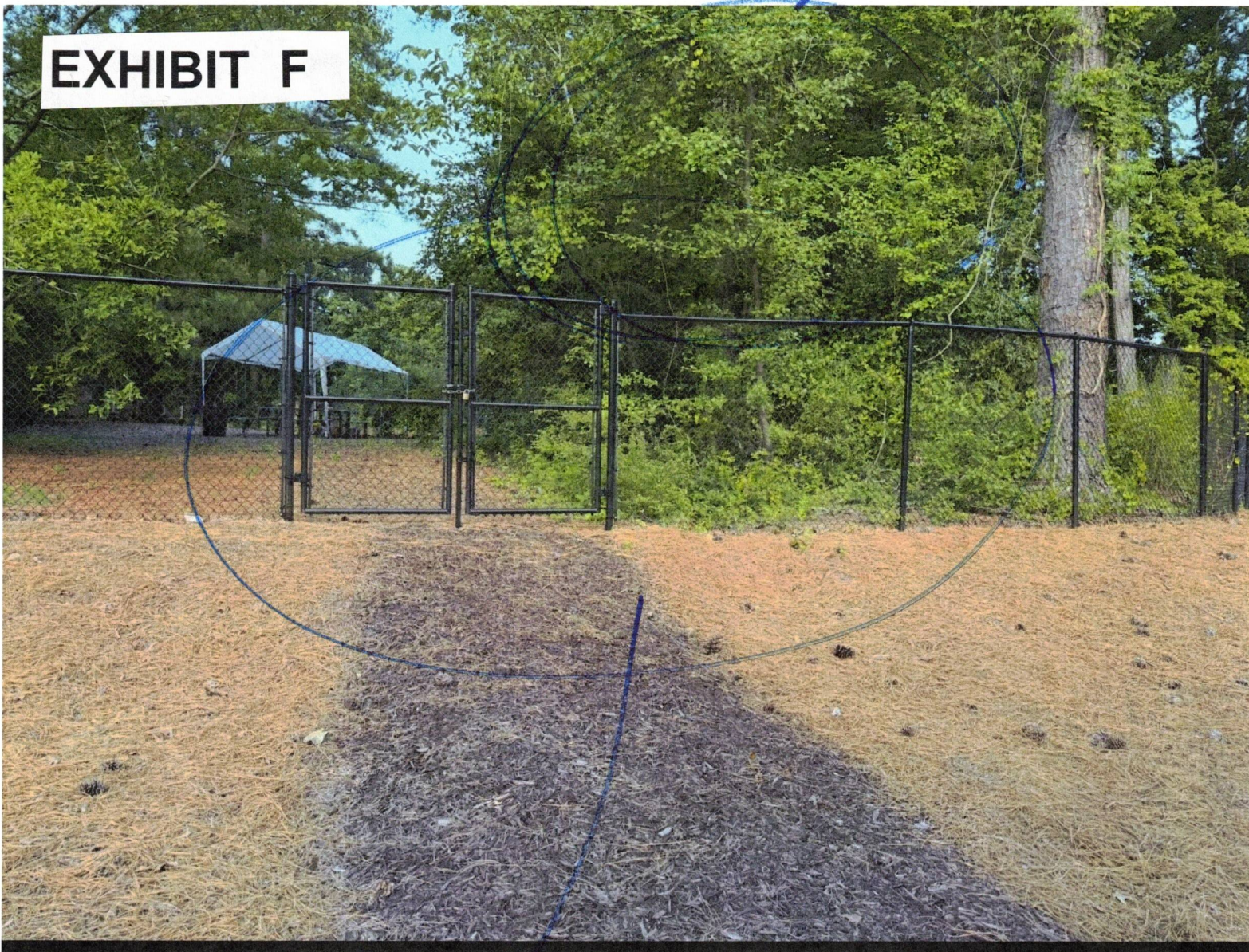
No blankets.
or acoustical
blocking

When leaves have fallen October - April
I have view of massive white
structure

my home

#6.

EXHIBIT F



No sound barrier
faces homes adjacent
to courts

Exhibit G

#6.

From: **Jared Powers** <Jared.Powers@atlantajcc.org>

Date: Mon, Jan 30, 2023, 4:42 PM

Subject: Dunwoody Glen / Marcus JCC Meeting

To: Kim Goodfriend <Kim.Goodfriend@atlantajcc.org>, joycee.oh@gmail.com

<joycee.oh@gmail.com>, tishsmith@banksouth.com <tishsmith@banksouth.com>,

homeswithann@gmail.com <homeswithann@gmail.com>, jacob2626@gmail.com

<jacob2626@gmail.com>, elieabrams@gmail.com <elieabrams@gmail.com>, Cheryl Ebrams

<cherylebrams@gmail.com>, btaglia@bellsouth.net <btaglia@bellsouth.net>,

rakhelzelman@yahoo.com <rakhelzelman@yahoo.com>, sherrylevy13@yahoo.com

<sherrylevy13@yahoo.com>

Hello Dunwoody Glen Neighbors-

My name is Jared Powers and I am the CEO of the Marcus Jewish Community Center of Atlanta.

In a few days, you will be getting a letter from us notifying you that as a resident within 1,000 feet of the MJCCA that we are going to hold a public meeting in late February on the JCC campus. The purpose of this meeting is to discuss the Special Land Use Permit that the JCC is requesting from the city of Dunwoody and to review our plans for our campus.

As our closest neighbors, we felt that it was appropriate to invite you to the JCC prior to that meeting so that you could hear directly from us what our plans are in a more intimate setting (just as an FYI – nothing that we are proposing to do is any different than what we already do on campus.)

So, I'd like to invite all Dunwoody Glen Neighbors to the JCC on **Thursday, February 9th at 7pm** for a sneak preview of what's to come at the meeting later in February and to hear your thoughts.

I only have an old list of Dunwoody Glen emails, so I'm hoping that between now and then you can help me spread the word to all your neighbors should they not get this email. This preview meeting is only for Dunwoody Glen residents.

I'm very much looking forward to meeting you all!

Thanks,
Jared

Jared Powers

Chief Executive Officer

5342 Tilly Mill Road | Dunwoody GA 30338

Phone: 678.812.4100

atlantajcc.org

From: Jun Lee <junb.lee@gmail.com>

Sent: Tuesday, February 21, 2023 3:35 PM

To: Jared Powers <Jared.Powers@atlantajcc.org>

Cc: Joyce Lee <joycee.oh@gmail.com>; Kim Goodfriend <Kim.Goodfriend@atlantajcc.org>; tishsmith@banksouth.com; homeswithann@gmail.com; jacob2626@gmail.com; elieabrams@gmail.com; Cheryl Ebrams <cherylebrams@gmail.com>; btaglia@bellsouth.net; rakhelzelman@yahoo.com; sherrylevy13@yahoo.com

Subject: Re: Dunwoody Glen / Marcus JCC Meeting

Jared, it was really nice meeting you two weeks ago. Appreciate all the information that was shared and the efforts that are being put towards being good neighbors. We have family visiting out of town and won't be able to make it out tonight so I figured an email might be in order.

As you might recall, our backyard will be the closest to the planned pickleball and outdoor playground. The planned pickleball and outdoor courts will be closer to us than the existing facilities and will have a much larger footprint with more foot traffic. This is a cause for concern for us with regard to privacy and noise. Therefore, we wanted ask if MJCCA would consider planting some perennial bushes/shrubs between the planned outdoor courts and dunwoody glen to mitigate the direct and open lines of sight and noise.

Thank you in advance for your consideration.

Your neighbor,

Lee Family

Exhibit G

On Tue, Feb 21, 2023, 5:00 PM Jared Powers <Jared.Powers@atlantajcc.org> wrote:
Hello Lee Family!

Thanks so much for attending two weeks ago and sorry you won't be able to make it tonight.

Yes, of course we will plant some bushes/shrubs. I was even thinking that the cedar pines might be good. They are fast growing and completely block everything out. I had them in my old house and they were wonderful.

Appreciate the feedback and happy to help.

Jared

From: Jun Lee <junb.lee@gmail.com>

Sent: Tuesday, February 21, 2023 3:35 PM

To: Jared Powers <Jared.Powers@atlantajcc.org>

Cc: Joyce Lee <joycee.oh@gmail.com>; Kim Goodfriend <Kim.Goodfriend@atlantajcc.org>; tishsmith@banksouth.com; homeswithann@gmail.com; jacob2626@gmail.com; elieabrams@gmail.com; Cheryl Ebrams <cherylebrams@gmail.com>; btaglia@bellsouth.net; rakhelzelman@yahoo.com; sherrylevy13@yahoo.com

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Your neighbor,

EXHIBIT G

**BUFFER OF TREES BEHIND PROPERTY LOCATED
AT 2116 DUNWOODY GLEN LEFT SIDE OF YARD
BEFORE THE PICKLEBALL COURTS**

EXHIBIT G

**BUFFER OF TREES BEHIND PROPERTY LOCATED
AT 2116 DUNWOODY GLEN MIDDLE OF YARD
BEFORE PICKLEBALL COURTS**

EXHIBIT G

**BUFFER OF TREES BEHIND PROPERTY LOCATED
AT 2116 DUNWOODY GLEN RIGHT SIDE OF YARD
BEFORE PICKLEBALL COURTS**

EXHIBIT G

**BUFFER OF TREES BEHIND PROPERTY LOCATED
AT 2116 DUNWOODY GLEN FROM STREET
AFTER PICKLEBALL COURTS**

EXHIBIT G

**BUFFER OF TREES BEHIND PROPERTY LOCATED
AT 2116 DUNWOODY GLEN FROM END OF
DRIVEWAY AFTER PICKLEBALL COURTS**

**CORRECTIONS FROM MEETING WITH JCC AND NEIGHBORING
HOMEOWNERS THAT WAS HELD ON JULY 2, 2026**

This is a list of the objections that came up during the meeting with the JCC and the neighboring homeowners that was held on July 2, 2026. Some of the questions listed by the JCC were not a true representation of what was asked, some of their answers were not the true response of the JCC and some of the answers by the JCC to the city contradict each other. The questions and answers were part of the application package sent to the city. Mr. Powers, who represented the JCC at this meeting, was dismissive and minimized our concerns. We are certain that the JCC, when submitting the document relating to the neighboring resident's comments, never thought it would be seen by anyone other than city officials. .

**QUESTION TO JARED POWERS: DID THE JCC SCHEDULE THIS
COMMUNITY MEETING ON JULY 2 SO THAT FEWER PEOPLE WOULD
COME?**

JCC response: No, July 2 was selected for the community meeting for several reasons, but potentially lower attendance was not one of them. Considerations included the City's public advertisement requirements, the date of the application deadline, schedule conflicts and meeting space availability, City of Dunwoody staff approved the date of the meeting before invitations were sent.

Several people spoke up about this and all knew that July 2nd being the only date was not true. It was never mentioned during the meeting that the lack of meeting space was another issue but just added to this document. I am sure the City was not thinking about the impact of attendance on a date that was before a major holiday of 250th birthday and July 4th holiday.

**QUESTION TO JARED POWERS: THE JCC'S USE OF THE PROPERTY IS
DETRIMENTAL TO THE QUALITY OF LIFE BY NEARBY PROPERTY
OWNERS**

JCC response: The JCC strives to be a respectful neighbor. While its mission involves hosting numerous recreational activities outdoors, the

JCC is mindful that these activities can affect nearby homeowners.. At the same time, the JCC has operated from the Property for decades and in a suburban community like Dunwoody it is impossible to entirely prevent all impacts across property lines.

As JCC has grown immensely their activities have become increasingly disruptive of homeowner's surrounding this facility. Stating that it is impossible to entirely prevent impacts across property lines is an admission that this is occurring; one case in point: Not using quiet pickleball equipment despite the request from the Mayor is illustrative that they are not trying to keep noise down.

QUESTION TO JARED POWERS: THE SOUND MADE BY THE BALL BEING PLAYED AT THE EXISTING OUTDOOR COURTS IS NOT PROBLEMATIC BUT THE SOUND OF CONVERSATION FROM THE PEOPLE PLAYING PICKLEBALL IS ANNOYING.

JCC response: While the JCC is in compliance with the sound attenuation requirements of the 2023 SLUP, the JCC understands that the voices of people playing sports can carry across distances. For this reason, the existing outdoor pickleball courts are well outside of a 40-foot undisturbed buffer. The JCC installed a sound attenuation fence and new tree plantings when it developed the existing outdoor pickleball courts. Those trees were large for new plantings but have not yet reached the greater height and fullness that they will at maturity. When they do reach maturity, the trees should further attenuate noise from the existing outdoor courts. If the current SLUP request is approved, the JCC would be amenable to extending the existing sound attenuation fence to the southwest corner of the new building if acoustical engineers consider it necessary. The JCC is also amenable to studying whether additional trees could be planted and remain viable. The proposed new courts, because they are indoors, won't generate sound that adversely affects nearby property owners.

None of the homeowners in attendance said the noise was NOT problematic as referenced by the answer above but quite the obvious. It is made clear that it is very problematic. What was mentioned was yelling and screaming that can be heard by neighboring property owners that comes with sports, not voices. The trees that they planted are sparse (pictures in previous package), they were planted small and barely come

up to the fence and it has been two years. Pike Nurseries has 15-20 foot trees ready to plant...the JCC just didn't feel the need to do that. Additionally, there are spaces between the trees which were probably from trees that have died and been removed....there was a dead tree which was shown to the Planning Commission (It has been removed after it was pointed out to the Planning Commission) and there is a stump from another tree that has died and been removed). The trees in the 40 foot buffer are mostly deciduous and from October through March there is very little blocking those two enormous covered pickleball courts and certainly do not blunt noise coming from the courts nor do they impede the visual of these buildings. Experts on building pickleball courts recommend dense plantings of evergreen trees. If they have not done it previously why does the city think they will do it now.

QUESTION TO JARED POWERS: DURING WINTER MONTHS THE ROOFS OF BUILDINGS ON THE JCC'S CAMPUS ARE VISIBLE FROM NEARBY RESIDENCES

JCC response: The proposed pickleball building will be shorter in height than the existing campus buildings it will be located near. The JCC is amenable to studying whether additional trees could be planted to further screen views from affected properties

The buildings that were reference by neighboring homeowners was the huge 30-35 high pickleball court not the other buildings in the JCC area. Nor are just the roofs visible but the entire building.: During the months of October to April the leaves have fallen and the buildings are very visible and so unsightly

QUESTION TO JARED POWERS: CAN ADDITIONAL TREES BE PLANTED ALONG THE PROPERTY LINE?

JCC response: To the extent possible old growth trees have been preserved in the buffer. Additionally, new evergreen trees were planted around the time of the development of the existing pickleball courts in 2024, and these have not reached maturity yet. The primary concern in planting more trees now is density. Whether additional new trees can be planted to further contribute to noise attenuation and visual screening depends on the minimum amount of space every tree at maturity to thrive.

Overplanting when the trees are young and small could create future problems when the trees are older and larger due to poor forest health caused, by for example, blocked sunlight, reduced air circulation and limited root space. However, if necessary the JCC is amenable to studying weather additional trees could be planted and remain viable.

This answer is in direct conflict with previous answers. If there is not enough room for tall and dense evergreen plantings which is recommended by experts, the court is too close. They also contradict their previous answers by stating that they preserved the buffer that is there now but in this answer they say "to the extent possible". Their record of planting and maintaining trees is bad as discussed previously by two dead trees. Also, note that the picture on their website shows the dead tree they just removed after it was brought up to them....so apparently this tree has been dead for quite a while.

QUESTION TO JARED POWERS: THE JCC HAS VIOLATED LIMITS ON ITS HOURS OF OPERATIONS

JCC response: The JCC strives to adhere to its hours of operations limitations and is unaware of any violations and has not received any complaints. The JCC is not proposing any changes to its standard hours of operation due to the new indoor pickleball courts

The ordinance by the city stated that they had to stop at 6:00 on Friday and Saturday. They are open until 8:00 on both nights. Plus, the fact that they are open until 10:00 p.m. on weekdays is so disruptive to neighboring properties. The lights shine on the properties especially when the leaves are off the trees from October through April. The courts are open 14 hours a day for 4 days a week and 12 hours a day over the weekends. This is outrageous when the courts back up to properties.

QUESTION TO JARED POWERS: THE JCC IS WRECKING THE PROPERTY VALUE OF NEARBY RESIDENCES

JCC response: The JCC has operated from the Property for decades, during which time property values in the surrounding neighborhoods have only increased. The JCC does not believe it reduces the value of nearby homes. On the contrary, the JCC is aware of many people who have moved to or stayed in Dunwoody because of the JCC.

Exhibit H

#6.

The question that was actually asked of Mr. Powers was "how would he like it if he had to live in back of multiple pickleball courts?" The answer he gave was not only insulting but totally avoided the question. He told us that he would be happy just to be living so close to the JCC. Our property values have decreased because of the close proximity and sound coming from it. According to the National Association of Realtors, property values can decrease by 20% when in back of a pickleball court. Buyers want peaceful backyards and these courts produce anything but quiet and peaceful. Also, when a property has this kind of issue, it take so much longer to sell because too few people will even want to see it. Not only will appraisers take this into account when evaluating the property's value but one of the homeowners on Dunwoody Glen has been a full time Realtor for 23 years and know this to be true in practice.

The JCC brought up at the Planning Commission meeting that they have not received complaints from homeowners about the noise from the pickleball courts. That is true, however, to exact the multitude of problems. The mayor had asked the JCC to develop a mechanism to which the neighbors can voice complaints. That was never done. If we call code enforcement, their hours are Monday through Friday, 9:00-5:00 which is not when the main noise issues occur. We, as homeowners, have researched the issues and solutions to correct current problems and stop the addition of more of the same problems.

Despite its statements to the city, the JCC is concealing what is actually happening to the neighboring homeowners on Dunwoody Glen." I hope the city takes the information provided and is able to correct the multitude of problems from the 15 courts that already exist as well as not allowing anything else to be built in that area that is proposed.

The National Association of REALTORS® (NAR) views the impact of directly adjacent or immediate backyard pickleball courts as a complex, highly divisive "love-hate" issue, rather than maintaining a single formal price adjustment formula.

While NAR recognizes that sports amenities generally enhance community value, their official publications highlight significant valuation risks when courts directly border residential homes:

Key Takeaways from NAR & Industry Real Estate Analysis

Significant Price Discount for Adjacent Courts: Independent real estate and appraisal analyses featured in NAR publications suggest that homes located directly adjacent to or across the street from active pickleball courts can experience a **10% to 20% drop in market value**. This is attributed to the combination of persistent impulsive noise, artificial court lighting, and increased vehicular/foot traffic. National Association of RE... + 1

Severe Buyer Pool Shrinkage: NAR notes that noise objections are very personal, but court proximity can eliminate a substantial portion of potential buyers. Some agents report that up to 50%–60% of buyers may refuse to consider a home with unmitigated pickleball noise directly behind it regardless of price reductions.

National Association of RE...

Extended Days on Market: Properties sitting immediately next to busy courts frequently suffer from extended market times, NAR highlights cases where homes experienced multiple price drops or lingered for months due to prospective buyers citing noise echoes during open houses. National Association of RE... + 1

Proximity vs. Direct Exposure (The "3-Block Rule"): NAR analysis draws a sharp line between direct exposure and community access. Courts located 3 to 6 blocks away—where the ~70–90 decibel "pop" drops below background ambient levels—are universally viewed as a net positive, adding 1% to 5% in property value as a neighborhood amenity without the noise penalty. Financial Samurai

How REALTORS® Approach Pricing & Marketing

1. **Strategic Price Adjustment:** When listing a home directly behind active courts, agents typically advise pricing below comparable neighborhood homes that lack noise exposure to compensate for the disturbance.
2. **Targeted Marketing:** Agents are encouraged to pivot the marketing strategy specifically toward active lifestyle buyers, retirees, or pickleball enthusiasts who view instant court access as a benefit rather than a nuisance. The Dink Pickleball
3. **Sound Mitigation:** Potential value loss can be partially offset if the community or local municipality implements acoustic mitigation—such as sound-dampening fence wraps (e.g., Acoustifence), setback restrictions, or mandatory quiet hours.

Neighborhood outcries over the distinctive high-frequency "pop" of pickleball paddles have forced local governments, HOAs, and park districts across the metro Atlanta region to pivot from rapid expansion to heavy regulation, structural delays, and litigation.

Key operational, regulatory, and legal outcomes across the metro area include:

Zoning Ordinance Overhauls & Moratoriums

- **Increased Setbacks:** Municipalities have introduced strict zoning distance requirements. For instance, cities like Alpharetta passed ordinances requiring a **250-foot buffer zone** between newly built or converted pickleball courts and any residential lot line.
- **Temporary Pauses:** Towns such as Braselton enacted temporary moratoriums on new court permits and conversions to evaluate noise impacts before allowing further construction.

Project Cancellations & Design Halts

- **Acoustic Sound Studies:** Cities are increasingly hiring specialized sound engineers to model ambient sound paths before breaking ground.
- **Scrapped Expansion Plans:** In Tucker, resident opposition combined with acoustic studies revealed that achieving safe decibel levels at nearby property lines would require massive 12- to 22-foot acoustic barrier walls. The City Council ultimately voted down planned court expansions due to wall visual impacts, sightline safety hazards, and excessive costs.

Strict Play Regulations & Operational Restrictions

- **Equipment Mandates:** Neighborhoods and municipalities (including Avondale Estates) have implemented "quiet equipment" rules, forcing players to use certified low-noise foam or composite balls and sound-dampening paddles.
- **Curtailing Hours:** HOAs and public parks are regularly adjusting operating schedules—cutting off evening play (e.g., closing at 7:00 PM or dusk) and turning off night lighting to prevent late-night noise and vehicular disruption.

Physical Mitigation retrofits

- **Acoustic Blankets:** Public facilities and private club complexes have retrofitted existing perimeter chain-link fences with heavy sound-dampening acoustic curtains (such as Acoustifence or mass-loaded vinyl).
- **Shift toward Enclosed Facilities:** Developers and local municipalities are increasingly steering pickleball projects away from open neighborhood parks and toward fully enclosed, climate-controlled commercial indoor hubs or three-sided structures engineered with acoustic insulation.

HOA Disputes & Legal Actions

- Residents in several metro Atlanta neighborhoods and private communities have initiated formal nuisance lawsuits against HOAs or private recreational facilities. Courts and mediation bodies are treating repetitive impulse noise as a potential private nuisance under Georgia property law, driving HOAs to restrict court conversions unless unanimous or near-unanimous community consent is secured.

The proposal to build a \$3.3 million, 12-court pickleball complex at the **Tucker Recreation Center (TRC)** on LaVista Road was officially killed by the Tucker City Council.

The resolution came after nearly two years of tense debate, shifting bids, public pushback, and competing acoustic reports.

Key Milestones & Resolution

- **Initial Proposal & Public Outcry:** The city originally planned a 12-court dedicated pickleball facility at the TRC. Nearby residents (particularly along Morgan Road) heavily opposed the project, citing non-stop popping noise, bright lighting, traffic, stormwater runoff, and potential drops in property values.
- **Project Pauses and Acoustic Studies:** The project went through multiple pauses while the city commissioned noise and site impact assessments. The city's study (by Pickleball Sound Mitigation Consulting) noted that raw noise levels would exceed 60 dBA at nearby northern residences and recommended 12-to-14-foot acoustic barrier walls to bring sound levels down to ~52 dBA. Opponents contested these findings and advocated for an enclosed building or moving courts to non-residential areas altogether.
- **The Final Decision:** The Tucker City Council voted **6-1 to kill the construction bid process** for the 12-court complex at the TRC. While sound mitigation was a primary driver of neighborhood opposition, the Parks and Recreation Department ultimately recommended dropping the TRC bid process citing safety, liability, and structural concerns with the proposed site layout.

Current Status & Alternatives

- **Henderson Park Evaluation:** The city pivoted toward lower-impact alternatives. The sound study indicated that adding or converting dual-use courts at **Henderson Park**—where courts sit over 300 feet from homes with no direct line of sight—would keep noise levels at or below 50 dBA without needing extensive 14-foot acoustic barriers.
- **Community Compromise:** Resident opposition groups expressed relief over cancelling the TRC project, stating they welcome pickleball expansion as long as it does not compromise nearby residential quality of life.