

MEMORANDUM

To: City Council

From: Madalyn Smith, Senior Planner

Date: September 28, 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.

CITY COUNCIL, 9.14.26

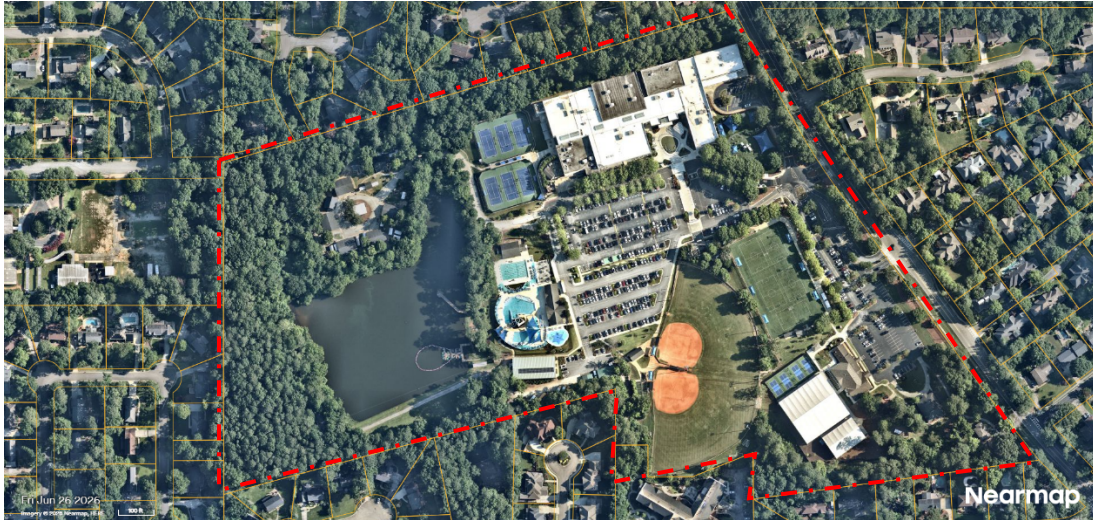
At the September 14, 2026 City Council public hearing several attendees spoke in opposition to the project, citing issues related to noise and the quality of the landscape buffer. The City Council requested a proposal for mitigation to the community concerns. In response (See Appendix B), the applicant has amended their proposal to:

- Remove the garage doors. The indoor facility will have standard storefront-style doors and non-operable windows.
- Lower the height of the building by 4 feet.
- Add additional acoustic fencing around the existing outdoor pickleball courts.
- Plant 59 additional evergreen trees for the purpose of both visual and noise mitigation.

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



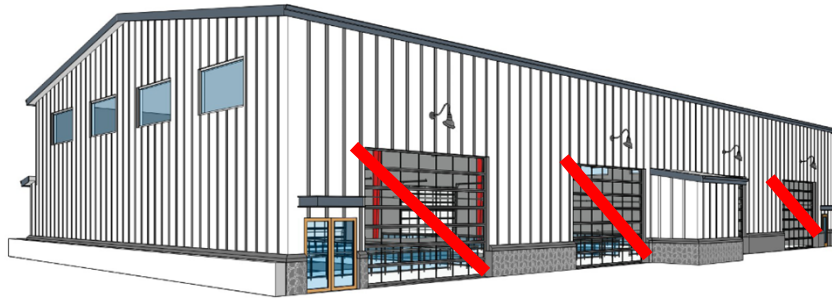
Site Plan

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 climate-controlled.** 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 70 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. **Additional acoustic fencing would be installed around the existing courts.** 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 applicant proposes to plant 59 evergreen trees for both visual and noise mitigation.

The building would 4 feet lower than the height shown on the elevations, 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. The garage doors have been eliminated from the proposal and the height has been lowered 4 feet from the original proposal.

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 ~70 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 applicant has also proposed additional noise and visual mitigation, in response to public comments.

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

Exhibit C: Mitigation Plan

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. The maximum height of the indoor pickleball facility shall be 4 feet lower than shown on “Exhibit B”.
3. All windows shall be non-operable, i.e. fixed window systems. No “garage door” style windows shall be installed. All exterior doors into the facility shall be standard storefront door dimensions.
4. The applicant shall plant evergreen trees, as shown on “Exhibit C”.
5. Applicant shall install sound attenuation materials such as Acustifence, Fence Screen, Fence Block or similar equivalent alternatives, as shown on “Exhibit C”.
6. 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.
7. A public announcement (PA) system shall not be used at the new sport courts, except for emergency situations.
8. 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
- Exhibit C, Mitigation Plan
- Appendix A, Acoustical Evaluation of Outdoor Noise Propagation
- Appendix B, MJCCA’s Proposed Mitigation Memo

**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
Exhibit C: Mitigation Plan

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. The maximum height of the indoor pickleball facility shall be 4 feet lower than shown on "Exhibit B".
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**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2026-XXXX

_____-_____-_____-

8. 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

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

CONSULTANT LOGO:



PROJECT TITLE:

MARCUS JEWISH COMMUNITY CENTER
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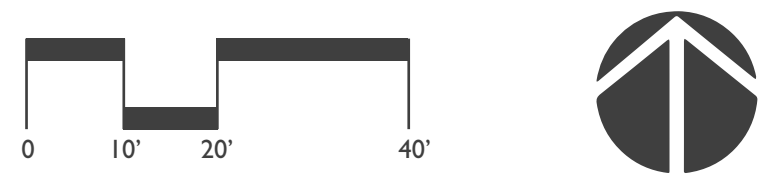
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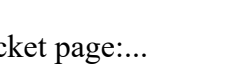
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HARDSCAPE
IMPROVEMENTS
PLAN

SHEET NO:
P-4

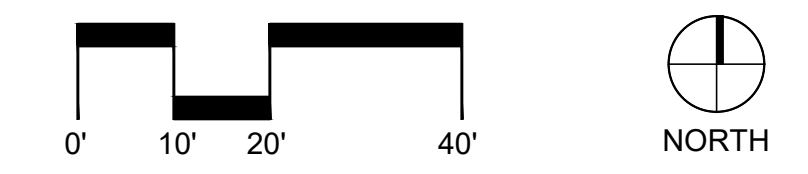
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ACUSTICA

SHAPING SOUND THROUGH ARCHITECTURE

To: Janice Wolf – MJCCA
From: Shimby McCreery – Acustica
Date: 25 April, 2023

Re: Acoustical Evaluation of Outdoor Noise Propagation
 Marcus Jewish Community Center of Atlanta

Dear Janice,

The following document summarizes our findings from a recent study of potential noise propagation from proposed outdoor athletic courts on the Marcus Jewish Community Center of Atlanta's campus. The report analyzes how sounds created on the future courts may impact the nearby residential properties.

Summary Conclusion

Based on typical sound levels produced during basketball and pickleball activity, average sound levels (Leq) are estimated to fall at or below existing ambient noise levels when measured at the adjacent property lines.

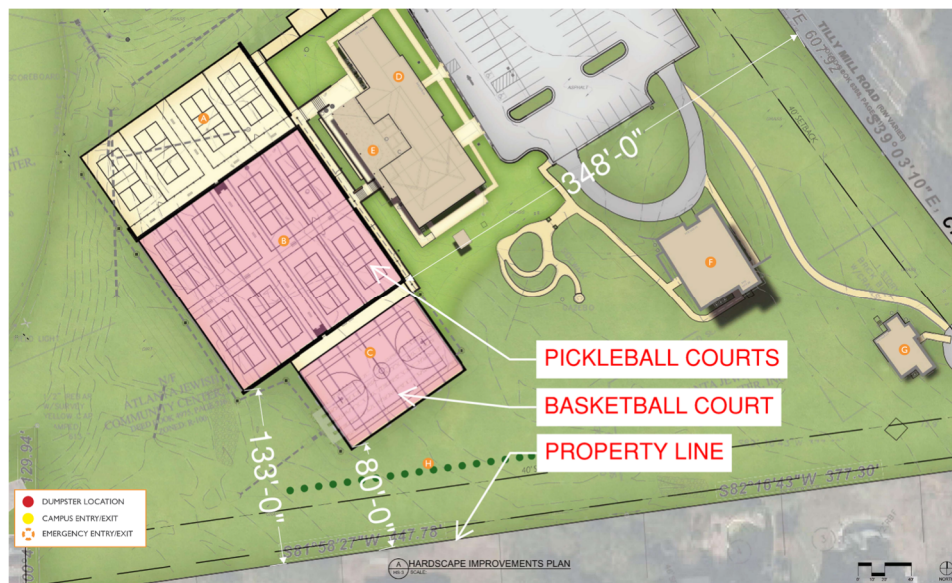
Peak sound level events (transient impact from pickleball rackets/balls) are estimated to be faintly audible above ambient noise level by an average listener within 175' of the nearest pickleball court. The audibility of the sound is primarily due to the irregular and transient nature of the impact between racket and ball and would be predominantly mid-to-high frequency sound. These sounds would consequently be faintly audible outdoors but rendered inaudible within a typical residence. Beyond 175', peak levels may be faintly audible, but would not be expected to yield a change in community response for an average listener. At distances of 250' or greater, peak levels are expected to fall at or below typical ambient noise levels.

In order to reduce noise from the proposed athletic facilities to existing ambient noise levels documented across nearby property lines, a sound attenuating barrier should be installed. The height and length of the barrier will depend on its location. Two options for a barrier design are provided at the end of this report.

Project Description

The MJCCA plans to construct 12 new pickleball courts and 1 new basketball court on their campus. While all new courts will be outdoors, 8 of the pickleball courts and the basketball court will be covered with a fabric roof. The new facilities will be constructed near the Southeast corner of the site. The basketball court will be approximately 80' and the pickleball courts will be approximately 133' from the residential property lines nearest to the MJCCA. The project will be applying for a Special Land Use Permit for construction of the new facilities and has requested an acoustical study of the potential sound impact from the new courts on the nearby residences.

The image below illustrates the proposed athletic courts and their relationship to residential property lines directly to the south. This report will review the estimated sound propagation from the proposed basketball and pickleball courts based on their relative proximity to the nearby residences.



Acoustical Background

This section provides a basic overview of acoustical concepts and terminology relevant to the report's findings.

Sound levels are typically quantified in decibels (dB) which are reported on a logarithmic scale to capture the wide range of levels that the human ear is capable of detecting. The dB scale alone does not adequately characterize how humans perceive noise. The dominant frequencies of a sound have a substantial effect on the human response to that sound. Several rating scales have been developed to analyze the adverse effect of community noise on people.

The A-weighted decibel (dBA) sound level scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. The perceived loudness of sounds is dependent on many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable and can be approximated by dBA values. There is a strong correlation between dBA and the way the human ear perceives sound. For this reason, the dBA has become the standard tool of environmental noise assessment.

Outside of the laboratory, a 3 dBA change is considered a just perceivable difference.

A change in level of at least 5 dBA is required before any noticeable change in community response would be expected. An increase of 5 dBA is typically considered substantial.

A 10 dBA change is subjectively heard as an approximate doubling in loudness

Noise Ordinance Considerations

The City of Dunwoody does not cite explicit objective sound levels that must not be exceeded at property lines. Instead, it references noises that may be deemed nuisances as well as times during which human generated noise may not annoy or disturb people within an enclosed space. The pertinent ordinance sections are included below for reference:

“Section 18-19

(a) Noises deemed nuisance. Noises considered loud or disturbing to health are deemed a nuisance. It shall be unlawful for any person to make, continue, or cause to be made or continued any loud, unnecessary, or unusual noise, or any noise which annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of others in the city.

(b) Acts declared violations. The following acts are declared to be loud, disturbing, and unnecessary noise in violation of this section, but this enumeration shall not be deemed to be exclusive:

(4) Yelling, shouting, hooting, whistling, or singing. Yelling, shouting, hooting, whistling, or singing on the public streets, particularly between the hours of 11:00 p.m. and 7:00 a.m. or at any time or place so as to annoy or disturb the quiet, comfort or repose of persons in any office, dwelling, hotel, or other type of residence or of any person in the vicinity.”

The language of Clause 18-19(a) is largely subjective as it would allow anyone to claim that a given noise from outside their property “annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of others”. Depending on the level of audibility, it is plausible that athletic activity could be deemed annoying to someone in their backyard. However, the level of the intruding sound must be present at a level that exceeds the existing ambient noise on the site by at least 2-3 dBA in order to be readily perceived.

It is important to note that none of the sub-clauses in 18-19(b) enumerating specific acts declared violations apply to the activity that would occur on the athletic courts. The closest clause is Section 18-19 (b)(4) which only applies to activities on public streets and focuses on the hours of 11pm to 7am. The MJCCA is private property and does not envision using the athletic courts during that time frame. The following sections of this report explore the degree to which sounds from the athletic courts may be audible beyond the MJCCA property lines.

Sound Level Analysis

This portion of the report will outline expected levels from typical basketball activity as well as predictive estimates of these sound levels at the nearby residential property line.

Basketball Noise - Noise from basketball activity can be broken into three categories. The table below outlines typical levels that have been documented and published in prior noise studies. The levels were documented at approximately 10 ft. from the sound source.

Leq represents a time-averaged level over a short interval (3-10 minutes) and is most applicable to steady state sound sources like mechanical equipment.

Lmax represents the instantaneous peak level and is more applicable to the perception of basketball and pickleball activity as the sound sources are intermittent and percussive in nature.

Sound Source	Leq	Lmax
Players yelling and cheering during games	60 dBA	72 dBA
Basketball impacting the rim or backboard	60 dBA	74 dBA
Basketball impacting the ground during dribbling	67 dBA	75 dBA

Sound from loudspeakers or music playback has not been listed as a typical use for the courts.

Pickleball Noise – Noise from pickleball activity can be divided into two primary categories, vocal activity and the sound of rackets impacting the ball. Acustica visited the Sandy Springs Tennis Center located at

500 Abernathy Rd NE, Atlanta, GA 30328 on April 17th to document sound levels around the perimeter of their multi-court facility. Measurements were taken at the edge of the court, an average 10' from active play. The facility includes 8 pickleball courts laid out in the same fashion as the proposed 8-court section of the future MJCCA facility. However, these courts were open air and were not covered by a fabric roofed structure. At the time of measurement, all 8 courts were in simultaneous use. Sounds levels were recorded using a Type 1 iPrecision microphone connected to an iPad running AudioTools software. The results are summarized in the table below.

Sound Source	Leq	Lmax
Rackets impacting ball	64-72 dBA	88 dBA

The loudest sounds from both basketball and pickleball are due to transient impact sounds with the ball. Given the irregular nature of these sounds, the transients rarely time align in a way that makes combining the loudest sounds from multiple courts additive. In general, additional courts increase the frequency of the loudest sounds which increases the Leq (average) values, but does not significantly alter the Lmax values.

Additionally, the acoustic character of the transient impact sounds is primarily a mid to high frequency phenomenon. The acoustical energy of these sounds is concentrated in frequencies of 250 Hz and above, particularly in the case of pickleball. Impact noise from a basketball on the backboard or yelling from a voice with a lower register would be the primary exceptions to this characterization.

Given the documented sound levels, sound attenuation can then be estimated based on distance from the sound source to the adjacent property line. Given the sound levels measured at 10 ft., sound levels at the nearby residential property lines can be estimated based on known properties of sound attenuation over distance. Estimates of the sound sources at the relevant distance from the nearest property line are summarized in the table below.

Sound Source	Distance from Property Line	Leq at Property Line	Lmax at Property Line
Basketball players yelling and cheering during games	80 ft.	42 dBA	54 dBA
Basketball impacting the rim or backboard	115 ft.	39 dBA	53 dBA
Basketball impacting the ground during dribbling	90 ft.	49 dBA	57 dBA
Pickleball players yelling and cheering during games	135 ft.	33 dBA	45 dBA
Pickleball rackets impacting ball	135 ft.	45 dBA	61 dBA

Given the current free open area surrounding the bottom of the fabric-roofed structures over the courts, the structures are assumed to have a negligible impact on the propagation of sound toward the nearby residential lines.

Existing Site Sound Levels

In order to assess the relative impact and potential audibility of new sounds on a site, the existing sound levels must be documented. Consequently, ambient sound levels were recorded near the existing

residential properties to the south of the project site. Ambient sound levels were captured over 10-minute intervals on March 31, 2023 in front of the residences at 2108 and 2124 Dunwoody Glen - Dunwoody, GA 30338. The results are summarized in the table below.

Measurement Location	Time	Leq	Lmax
2108 Dunwoody Glen.	13:50	51 dBA	55.5 dBA
2124 Dunwoody Glen	14:05	52.5 dBA	56.5 dBA

Conclusion

The estimates of sound propagation over distance and the onsite sound level measurements can be combined to assess the likelihood that activity noise from the new athletic courts will be audible across the nearby residential property lines. However, it is important to note that the assessment of whether a sound is plainly audible is subjective as it involves several site-specific considerations:

- The character of the transmitted sound (i.e. frequency content of the sound, steady-state vs transient)

- The hearing ability of a given individual on the receiving side of a property line.

- Ambient noise levels at the site that may contribute to masking of the transmitted sound.

The intermittent and percussive nature of basketball and pickleball activity noise does increase the perceived audibility and consequent likelihood that an average listener would notice the sound.

This study cannot account for the hearing ability or the annoyance threshold of the nearest residents, so we must rely on survey studies of “average listeners.” Commonly used thresholds cited earlier in the report are repeated here:

- Outside of the laboratory, a 3 dBA change is considered a just perceivable difference.

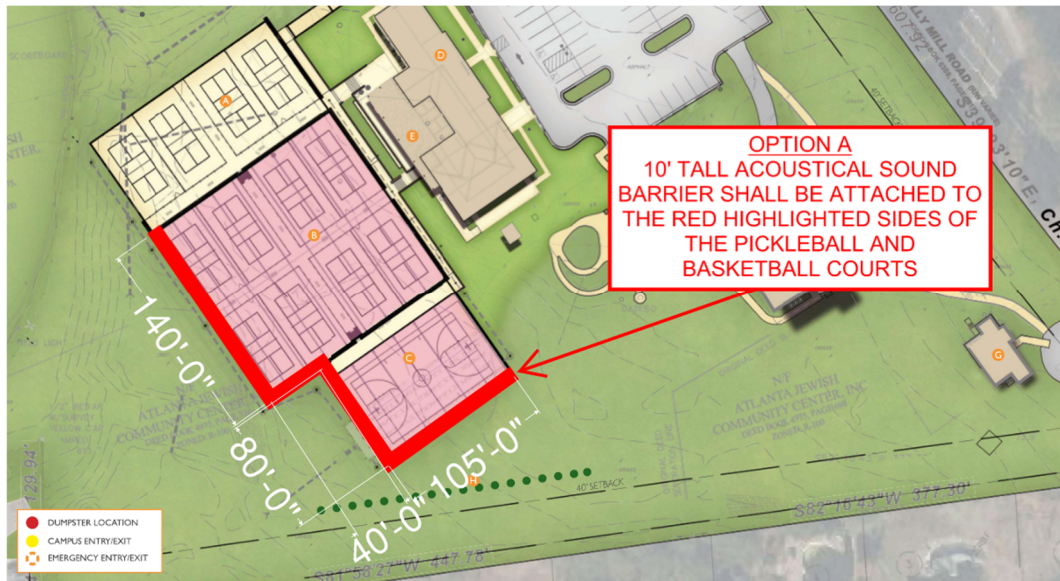
- A change in level of at least 5 dBA is required before any noticeable change in community response would be expected. An increase of 5 dBA is typically considered substantial.

The sound measurements and estimated attenuation with distance indicate that the combined time averaged level (Leq) of the basketball and pickleball noise will range from 40-51.5 dBA at the nearest property line depending on how many simultaneous activities are occurring. These fall at or below the recorded ambient noise Leq (51-52.5 dBA).

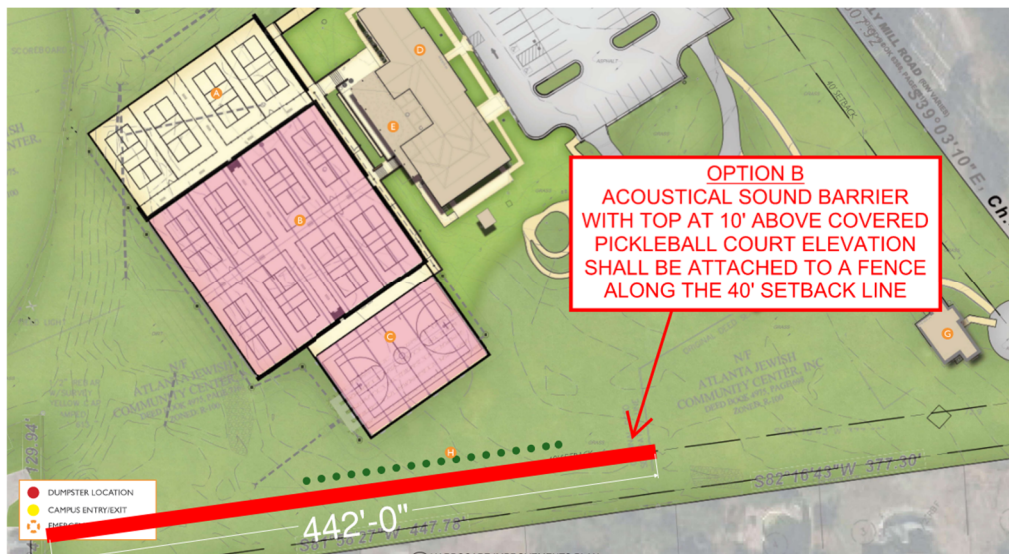
Peak levels from the loudest activities (pickleball hits) are estimated to reach a maximum level of up to 61 dBA at the nearest adjacent property line. This is 5 dBA above the ambient Lmax documented during the site measurements. This difference falls above a just perceivable difference of 3dB for an average listener. Given the percussive character of the hits, it is expected that pickleball activity would be audible to an average listener at the nearest property line. Further, the 5dBA difference in peak levels indicates that a change in community response to the ambient sound profile could be expected for the nearest residents.

In order to reduce noise levels from athletic activity across nearby property lines below ambient sound levels, a sound attenuating barrier or fence is recommended between the new athletic courts and the nearby residences. The sound attenuating barrier should consist of a continuous material that provides a minimum Sound Transmission Coefficient (STC) value of 25. A recommended basis of design is Acoustifence produced by Acoustiblok. Other alternative products could be considered once identified and product specifications have been evaluated, i.e. “Fence Screen” or “Fence Blokker.” The height and geometry of the barrier will depend on the location onsite. For the purposes of this report, we have provided 2 options for your review.

Option A would be a 10' high barrier installed over sections of the chain link fence that will surround the pickleball and basketball courts. The total continuous length that would be needed is approximately 365' linear ft. and is illustrated in the sketch below.



Option B would be a barrier installed along the 40' setback. Based on current surveys which place the covered pickleball courts at an elevation of 1012', the barrier shown in Option B should be installed with a continuous top height at an elevation of 1022', or 10' above the height of the covered pickleball courts. Given changes in site elevation, this can be achieved with a fence that varies in height, or the installation of a berm that levels the terrain and allows for a continuous fence height. The total continuous length that would be needed is approximately 442' linear ft. and is illustrated in the sketch below.



Both Option A and B are estimated to provide the necessary attenuation.

It is important to note this assessment is based on typical athletic activity and typical listeners. We cannot account for the loudest players or most discriminating listeners and must make an assessment based on the behavior of "average listeners."

We welcome the opportunity to discuss this report once you have had a chance to review the findings. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Shimby", with a stylized, flowing script.

Shimby McCreery
Principal, Acustica



5342 Tilly Mill Road
Dunwoody, GA 30338
678.812.4000
atlantajcc.org

2026-2027
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September 22, 2026

Mr. Paul Leonhardt
Planning & Zoning Manager
Deputy Community Development Director
City of Dunwoody
4800 Ashford Dunwoody Road
Dunwoody, GA 30338

Dear Paul:

The purpose of this letter is to update our submission to Dunwoody City Council of the Marcus Jewish Community Center's ("MJCCA") proposed indoor pickleball facility. We very much appreciate your feedback as well as that of the MJCCA neighbors who were present at the Planning Commission's meeting on September 14, 2026. We have taken the comments seriously and have modified our plans accordingly.

To that end, we commit to:

- Update the elevation of the building by lowering it four feet
- Eliminate the garage doors, making it a fully indoor facility
- Add a second layer of acoustic fencing along the south end of the covered sport court as well as along the south end of our existing covered court #4 (the court closest to the neighbors on Forest Glen)
- Add trees along the southern fence line

Our updated schematic plan is attached.

We value our relationship with the City and our neighbors and believe these changes are responsive to the concerns expressed.

We thank you for your time and look forward to the City Council meeting on September 28th.

Sincerely,

Jared Powers, Chief Executive Officer

cc: Richard McLeod, Community Development Director
Madalyn Smith, Senior Planner
Janice Wolf, CFO/CAO, MJCCA

Dated 5/20/2026

Dear Mayor and City Council members:

I live at 2132 Dunwoody Glen, which is two houses from the current pickleball courts. The proposed courts will be directly behind my house and will add tremendously to the constant sound we hear from the pickleball courts. I hear the sounds from morning until the evening, even inside my home which has double paned windows. This correspondence will address the violations to your Ordinance of 2023 (attached) for the pickleball courts as well as the inaccuracies of the sound tests.

VIOLATIONS OF ORDINANCE 2023-06-04 FOR PICKLEBALL COURTS

#2 of the Ordinance: “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.”

This has not been done and in fact, they cut down many trees during construction and never replaced them. They supplemented very small trees which are not maintained (some have died), planted them too small and very sparse; The buffer is mostly deciduous trees which drop their leaves and provides almost no visual and sound barrier October through April. In the city council meeting on 9/14 the attorney for the JCC was asked by a city councilman about the dead tree and his response was not true...He told you that it died over the summer but on their website it has a picture of the dead tree (See attached picture) and I'm sure the website pictures are not updated frequently; On 7/2 I saw this dead tree myself and it was dead. It takes a while for this tree to die and it has probably been dead for many months or longer. The dead tree was brought up by me at the Planning Commission meeting and at a site visit days after I noticed it had been cut down. There is also another stub where a tree had died and was never replaced. I believe his response saying it died over the summer was to make the JCC look as good as possible but not telling you the truth. In a 2023 email to a neighbor requesting trees be supplemented, Jared Powers CEO of JCC, promised to implement this request, HE DID NOT (email attached) I am also attaching a picture from one of the posters shown at the city council meeting that shows before and after of the buffer and how little buffer there is between courts and neighbor.

#3 of the Ordinance- Stated that the sound study should be made at home nearest court. It also stated that the increase in sound should be no more than 3 dBA.

As the attached diagram shows, 2116 Dunwoody Glen is the home closest to the courts yet they didn't include it in the pre and post construction sound studies. Both post construction sound reports reported an increase in sound of more than 3 dBA which is the dBA that Dunwoody set as the limit and the increase is another violation of the Ordinance. Yet the JCC attorney has stated that the sound studies showed no increase.

#5 of the Ordinance- Provided the hours of operation.

Hours of operation were mandated to end at 6:00 p.m. on Saturday and Sunday however, they are open until 8:00 p.m. (see hours posted on their website) The JCC disputed this at the meeting so I asked Madalyn Smith, Senior Planner, who confirmed that the hours had not been changed by the city. I want to make sure all my assertions to the city are factual. We are subjected to 14 hours on weekdays and 12 hours on weekends and they are only closed 13 days of the year. These closures do not include major holidays such as Thanksgiving and Christmas. It is a never-ending problem for us to bear.

So out of the 5 ordinances, they have violated 3 of them. Given this fact this is only one reason why they cannot be allowed to extend the new pickleball facilities and further cause the inability of the residents on Dunwoody Glen to enjoy their backyards and homes.

INACCURACIES OF SOUND STUDY COMPLETED 5/12/2025 COMPLETED BY SHIMBY MCCREERY, OWNER OF ACUSTICA-REPORT ATTACHED

In the summary of this report it stated that the attenuation barrier was working in that it shielded most of the pickleball noise from the neighbors; Mr. McCreery, who did the sound test, is the same one that put the barrier in. This is a direct conflict of interest. My home is two doors down from the current courts and I can hear all the noise from inside my home office located at the back of my house (double paned windows) as well as in the street.

The residence at 2116 Dunwoody Glen, closest to the courts, was not included (mentioned earlier in this document)

He stated that while some pickleball noise is FAINTLY audible from property lines, it is far from the loudest source

The test was done on 5/12/25 which is a Monday, not a popular day of the week for pickleball play; The time of the day of when the test was done was not documented; The peak activity and noise is around 5:30 to 9:00 p.m. and on weekends.

The report indicated that sound levels did increase more than 3 dBA as compared to baseline report. The Ordinance from the city states it should not be above 3 dBA. Mr. **McCreery stated that this increase was from airplane flyovers, road noise and birds in some trees.** This is an absurd conclusion..I never hear airplane flyovers, the road noise should have been consistent with baseline and BIRDS contributing to the increase is such an unbelievable conclusion. .

The measurement and audio recordings were taken over a **10 minute period.** (page 2 of the sound report) which is not in accordance with scientific methodology which states it should be over hours.

A picture of the courts which is on page 2 of the sound study, states all but one of the courts were being used, however, he did not indicate whether the other covered building and the open courts were occupied but since there is no mention of it in written or pictures, it is assumed that he did not. All 15 courts should be near or totally occupied for the sound test to truly reflect noise. The attorney for the JCC when asked by a city councilman if the courts were at capacity when the test was performed and **he said yes.** This was not an accurate statement made to the city but one to make the tests seem more legitimate.

Mr. McCreery mentioned in the **baseline sound study** that sounds coming from pickleball courts are also screaming, yelling, cheering yet his reports did not reflect any of this being heard; Since the reports were only 10 minutes in duration, it is likely that these sounds would not have happened as they are not ongoing like the noise from the actual play but intermittent. The yelling and cheering are, in my opinion, just as bad or worse sounds.

The other post construction sound test was completed on October 30, 2024, a Wednesday, and was a mirror of the one completed on 5/12/2025 which had all the inaccuracies of the 2025 report..

I called Mr. McCreery after I reviewed the sound tests and asked if he was still involved in mitigating pickleball noise. He said **he is not** doing that anymore because mitigation is ineffective and there are too many complaints.

I attended the required neighborhood meeting with the JCC which was mandated by the city as part of the application process. I repeatedly complained about the noise from the courts so when the JCC said they received no complaints about the noise, that is not true. In fact, at this meeting Jared Powers was very dismissive of the negative complaints the group had. In one question I mentioned that the courts dramatically affected our property values I asked him how he would react if his home was in the back of these courts, Mr. Powers said with a smile, "he would be very happy his house was close to the JCC". The questions and answers to these were included in the application, however, they were a misrepresentation of the answers he gave at the neighborhood meeting. I have documented them in a separate document that was sent to the council. They were dismissive of all of our complaints and many of us walked away feeling a total lack of concern. Additionally, several of us were not happy that the JCC scheduled this meeting on 7/2, which was the day before a major July 4th holiday. Their comment about this was to blame the city for giving them a date that made 7/2 the only day they could hold the meeting. We all knew this was done to suppress attendance.

Additionally, after the first courts were approved, Mayor Deutsch told the JCC "that they must have a method to address noise complaints made by neighbors". This was never done by the JCC.

In 2023 when the courts were approved, there was little information on how reduce the sound from pickleball courts near residential homes. Since then, the US Pickleball Association as well as the Noise Pollution Clearinghouse in conjunction with the E.P.A. Model Noise Ordinance have come up with great guidelines. The setback recommendations are 250 feet from the former and 800 feet from the latter. Since the current courts are 75 feet and the new ones will be 72 feet it will only add to the continuous and loud noises. Courts this close are hard to mitigate and not recommended by experts.

This past Saturday there was a pickleball tournament which produced sustained, loud play and the cheering and yelling was prevalent throughout the afternoon. The JCC refers to this area of their facilities as the "pickleball complex" They advertise specifically for this part of their complex specifically and frequently because the popularity of pickleball can bring them business but at our expense to a quiet existence.

The noises we have to experience on a daily and lengthy basis are such a flagrant violation of the noise ordinance of Dunwoody.

I strongly oppose the new courts based on the noise, detrimental visual effect, and decreased appreciation of our homes. . I also hope the city officials act to minimize the sounds of the current courts so we can have quiet enjoyment and enjoy our residences.

Thank you for your profound interest.

Ann Ahern
2132 Dunwoody Glen



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 - 6:00 pm
Saturday	8:00 am - 6:00 pm
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

From: Jared Powers <[REDACTED]>
Date: Mon, Jan 30, 2023, 4:42 PM
Subject: Dunwoody Glen / Marcus JCC Meeting
[REDACTED]

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: [REDACTED]

atlantajcc.org

From: Jun Lee <[REDACTED]>
Sent: Tuesday, February 21, 2023 3:35 PM
To: Jared Powers <[REDACTED]>

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 <[REDACTED]> 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 <[REDACTED]>
Sent: Tuesday, February 21, 2023 3:35 PM
To: Jared Powers <Jared.Powers@atlantajcc.org>

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.

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Thank you in advance for your consideration.

Your neighbor,

Address
5402 Tilly Hill Road
Dunwoody, GA 30338

Hours of operation from JCC Website

GET DIRECTIONS

Zaban-Blank Building

Day	Hours
Monday	5:30 am-10:00 pm
Tuesday	5:30 am-10:00 pm
Wednesday	5:30 am-10:00 pm
Thursday	5:30 am-10:00 pm
Friday	5:30 am-6:00 pm
Saturday	8:00 am-6:00 pm
Sunday	8:00 am-8:00 pm

Eva G. Lipman Pickleball Complex

Day	Hours
Monday	8:00 am-10:00 pm
Tuesday	8:00 am-10:00 pm
Wednesday	8:00 am-10:00 pm
Thursday	8:00 am-10:00 pm
Friday	8:00 am-8:00 pm
Saturday	8:00 am-8:00 pm
Sunday	8:00 am-8:00 pm

should be
6:00 pm
according to
Ordinance

Membership Office

ACUSTICA

SHAPING SOUND THROUGH ARCHITECTURE

To: Janice Wolf – MJCCA

From: Shimby McCreery – Acustica

Date: May 12, 2025 *Monday*

Re: Follow-up Measurements of Ambient Site Noise Near Pickleball Complex
Marcus Jewish Community Center of Atlanta

Dear Janice,

The following document summarizes the findings of our most recent ambient site noise measurements following construction of the MJCCA's pickleball complex.

Summary

Overall, the installed sound attenuation barrier is performing as expected and is shielding the nearby residences from most of the pickleball activity noise. The barrier is meeting the requirement set by the City of Dunwoody land use permit, SLUP 23-02, ORDINANCE 2023-06-04 Condition 3 that "noise from the new courts shall not increase more than 3 dBA the baseline measurement" when accounting for peak Lmax levels attributable to naturally occurring ambient noise. While some pickleball activity is faintly audible along the property line, it is far from the loudest sound source generating peak (Lmax) ambient sound levels for the nearby residences. It should also be noted that according to the MJCCA, no noise complaints have been communicated to date.

Supporting Analysis

On March 31, 2023, Acustica performed base line acoustical site noise measurements on the street in front of houses located at 2108 and 2124 Dunwoody Glen to capture ambient site noise levels prior to the MJCCA's pickleball court construction and operation.

On October 10, 2024, Acustica performed separate acoustical site noise measurements from the same locations as well as along the MJCCA lot line shared with nearby residences and during times of pickleball activity and non-pickleball activity to most accurately determine the true impact of pickleball noise levels emanated from the newly constructed courts.

On May 8, 2025, Acustica performed another round of follow up acoustical site noise measurements at the same locations as the October 10, 2024 measurements to verify that there has been no significant change in noise from pickleball activity.

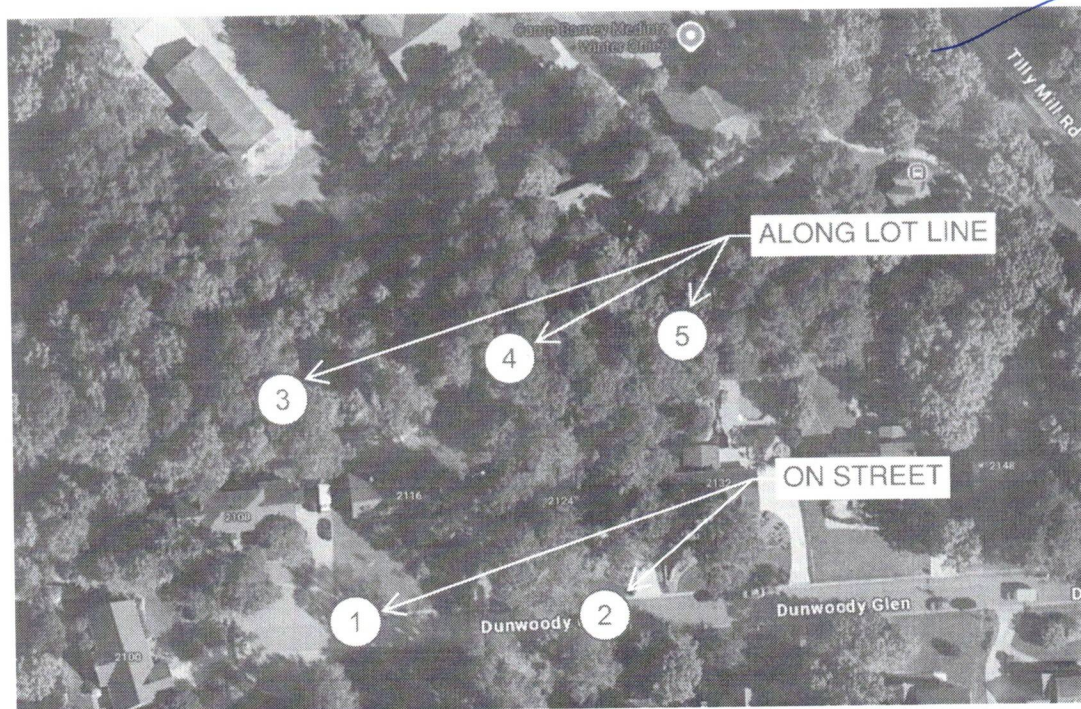
Overall, average sound levels (Leq) during the 10/10/24 and 5/8/2025 measurement intervals were documented to be within a 3dBA range of the original 3/31/23 base line measurements.

Although Peak sound levels captured during the follow up measurements exhibited an increase of more than 3dBA as compared to the 3/31/23 base line measurements, by actually listening to the 10/10/24 and 5/8/2025 audio recordings at times that aligned with captured Lmax sound levels, Acustica was able to verify that all of the Peak sound levels exhibited were attributable to naturally occurring ambient noise sources that were not present during the 3/31/23 base line recordings such as airplane flyovers, road traffic and in some cases even birds in the trees near the lot line and not from any pickleball activity.

This conclusion is further supported by the fact that measurements taken during both follow up visits at a time of no pickleball activity also exhibited Lmax levels that exceed the original 3/31/23 baseline Lmax by as much as 13.6 dBA. Audio recordings taken during pickleball activity also support Acustica's conclusion that pickleball activity was not the source of the peak noise events along the MJCCA lot line.

Measurement Procedure, Locations and Results

Sound level measurements were taken at multiple locations before and after the construction of the MJCCA pickleball complex. Measurements were taken using a Type 1 sound level meter (iPrecision Mic plugged into an iPad). The sound level meter was calibrated before each measurement session using a B&K 4231 calibrator. Measurements and audio recordings at each location were measured over a 10-minute time interval. Approximate measurement locations are shown below.



Measurements at locations 3, 4 and 5 were taken with the pickleball courts at nearly full occupancy as documented in the image below. All but one of the courts was being used.



*moving 2118 Dunwoody Glen
Directly behind courts.*

Measurement results for each position during all three measurement sessions are presented in the table below.

Position	Location	Date	Condition	Leq (dBA)	Lmax (dBA)
1	2108 Dunwoody Glen. On Street	3/31/2023	Pre-construction	51.0	55.5
1	2108 Dunwoody Glen. On Street	10/10/2024	Post-construction, moderate pickleball activity	50.2	64.1
1	2108 Dunwoody Glen. On Street	5/8/2025	Post-construction, moderate pickleball activity	51.0	62.0
2	2124 Dunwoody Glen. On Street	3/31/2023	Pre-construction	52.5	56.5
2	2124 Dunwoody Glen. On Street	10/10/2024	Post-construction, no pickleball activity	52.7	66.4
2	2124 Dunwoody Glen. On Street	5/8/2025	Post-construction, no pickleball activity	53.3	70.1
3	2108 Dunwoody Glen. Lot Line	10/10/2024	Post-construction, full pickleball activity	54.6	70.9
3	2108 Dunwoody Glen. Lot Line	5/8/2025	Post-construction, full pickleball activity	50.7	58.0
4	2124 Dunwoody Glen. Lot Line	10/10/2024	Post-construction, full pickleball activity	50.1	65.6
4	2124 Dunwoody Glen. Lot Line	5/8/2025	Post-construction, full pickleball activity	52.2	61.6
5	2132 Dunwoody Glen. Lot Line	10/10/2024	Post-construction, full pickleball activity	50.2	63.4
5	2132 Dunwoody Glen. Lot Line	5/8/2025	Post-construction, full pickleball activity	46.6	52.0

The first six measurements present a direct comparison of the before and after construction sound level measurements taken in the same locations in front of the houses on Dunwoody Glen. These levels show no appreciable increase in average site levels, but illustrate an increase in Lmax levels. The 5/8/25 measurement outside 2124 Dunwoody Glen shows an Lmax increase of 13.6 dBA; however, all measurements in this location were taken with no pickleball activity present. Further, the lot line measurement behind 2124 Dunwoody Glen taken closer to the courts with full pickleball activity is actually quieter than the levels measured in front with no pickleball activity. This illustrates that while Lmax levels are higher for the follow up rounds of testing, the increase in Lmax levels cannot be attributed to pickleball activity.

It should be noted that there were certainly time windows during the 10/10/24 and 5/8/25 measurements where no airplane or appreciable traffic noise was present. Lmax values during these times never exceeded the 59.5 dBA Lmax threshold of 3dBA greater than the original 3/31/23 Lmax 56.5 levels.

The findings of this report indicate that the original measurements performed on 3/31/23 did not accurately capture typical ambient Lmax sound levels for the site. Consequently, they are not particularly useful as a means of determining the contribution of MJCCA pickleball activity to the ambient noise profile. The more recent 10/10/24 and 5/8/25 measurements captured with and without pickleball activity indicate that sources such as airplanes and nearby road traffic are clearly the predominant sources

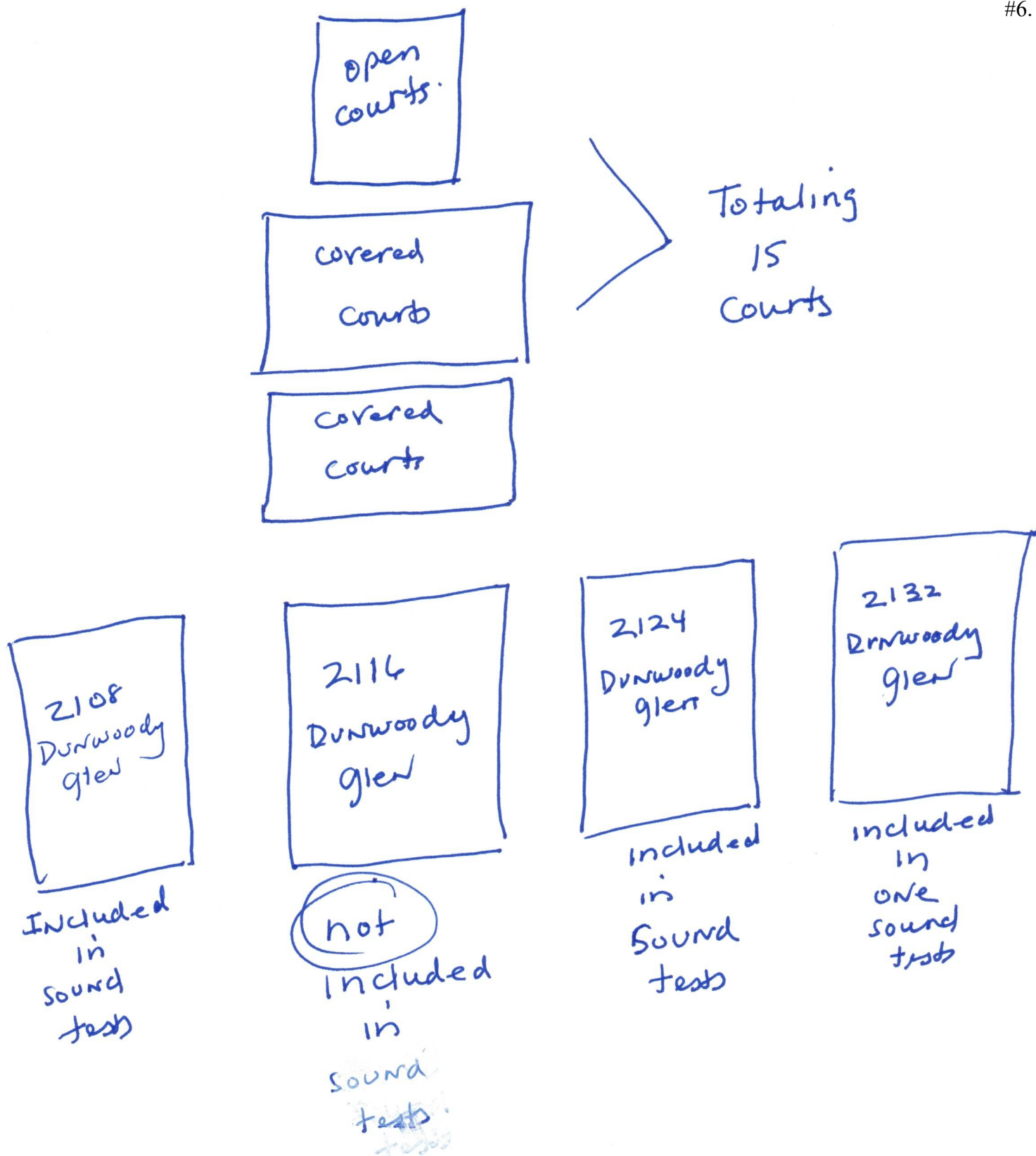
of Lmax sound events for the residences adjacent to the MJCCA.

We welcome the opportunity to discuss this report once you have had a chance to review the findings. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shimby', with a stylized, flowing script.

Shimby McCreery
Principal, Acustica



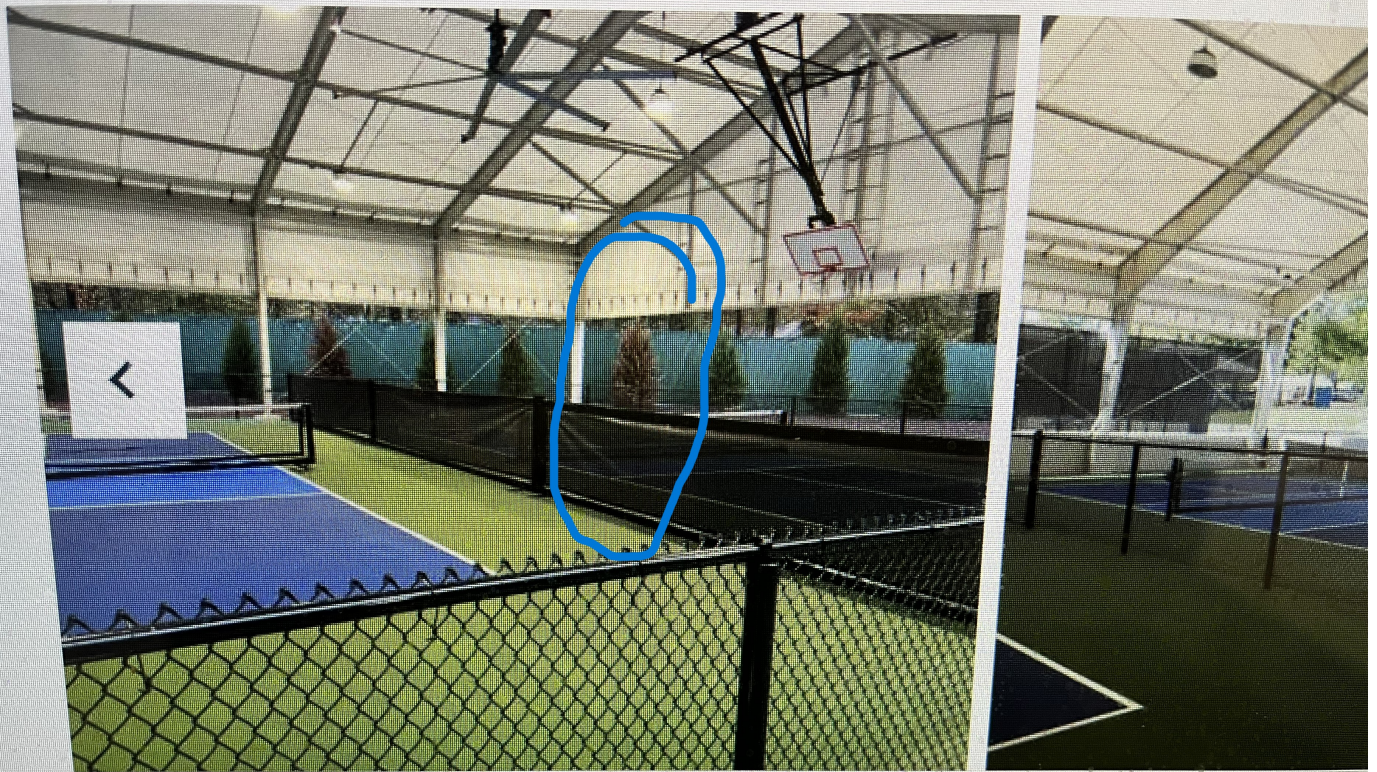


**BEFORE COURTS WERE
BUILT**



AFTER COURTS WERE BUILT

Pic of dead tree from JCC website



**Subscribe to Our
Pickleball Newsletter**

Keep up with all the fun and excitement at MJCCA! Get updates on special events and more.

Madalyn Smith

From: Al & Tricia Bridges <[REDACTED]>
Sent: Tuesday, September 22, 2026 8:56 PM
To: Madalyn Smith
Subject: 2115 Dunwoody Glen Homeowner
Attachments: Plea from a homeowner RE Pickle Ball.docx

Warning: Unusual sender <[REDACTED]>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Hello Ms. Smith,

Please find below and attached my letter to block building pickle ball buildings with garage doors on property adjacent to homeowners of Dunwoody Glen.

Dear City Council Members,

My home was designed to provide a place of rest, relaxation, meditation, peace, and quiet. When I sit on the deck my peaceful thoughts are interrupted by the thump thump of pickle balls. When pickle ball buildings with garage doors are added the noise level will be markedly amplified and my sanctuary will be like a gun firing range with no peace. I beseech you to consider my mental health and the mental health of all residents of Dunwoody Glen and our deep desire for Shalom. Please do not allow pickle ball buildings with garage doors to be built 100 feet from the property line of our across the street neighbors.

Dunwoody Glen is a beautiful intergenerational street with seniors and young children. Two of the brilliant, beautiful children live directly behind the pickle ball courts. Young children need 9 hours of sleep to flourish. From 7pm to 10 pm their sleep is poor quality because of the noise from the pickle ball courts. Imagine the lack of sleep the young children will experience when the pickle ball buildings with garage doors shoot sounds like a gun firing range that pierce their sweet ears.

Finally, our beautiful street with manicured lawns and flowering gardens is a showplace for buyers. However, once future buyers' step outside their car to consider a home on Dunwoody Glen they will be blasted with the sound of a gun firing range and will not want to purchase a home on Dunwoody Glen which will decrease the value of our homes significantly.

Thank you for your consideration of the Homeowners of Dunwoody Glen.

Sincerely,

Patricia H. Bridges, BS, MMSc, EdD
 2115 Dunwoody Glen

Dear City Council Members,

My home was designed to provide a place of rest, relaxation, meditation, peace, and quiet. When I sit on the deck my peaceful thoughts are interrupted by the thump thump of pickle balls. When pickle ball buildings with garage doors are added the noise level will be markedly amplified and my sanctuary will be like a gun firing range with no peace. I beseech you to consider my mental health and the mental health of all residents of Dunwoody Glen and our deep desire for Shalom. Please do not allow pickle ball buildings with garage doors to be built 100 feet from the property line of our across the street neighbors.

Dunwoody Glen is a beautiful intergenerational street with seniors and young children. Two of the brilliant, beautiful children live directly behind the pickle ball courts. Young children need 9 hours of sleep to flourish. From 7pm to 10 pm their sleep is poor quality because of the noise from the pickle ball courts. Imagine the lack of sleep the young children will experience when the pickle ball buildings with garage doors shoot sounds like a gun firing range that pierce their sweet ears.

Finally, our beautiful street with manicured lawns and flowering gardens is a showplace for buyers. However, once future buyers' step outside their car to consider a home on Dunwoody Glen they will be blasted with the sound of a gun firing range and will not want to purchase a home on Dunwoody Glen which will decrease the value of our homes significantly.

Thank you for your consideration of the Homeowners of Dunwoody Glen.

Sincerely,

Patricia H. Bridges, BS, MMSc, EdD

2115 Dunwoody Glen

Dear City Council Members:

I am Al Bridges and have resided at 2115 Dunwoody Glen since 1981. The Atlanta Jewish Community Center is adjacent to Dunwoody Glen and has heretofore been a good neighbor.

However, recently, they have allowed the playing of loud music and the sound of pickle ball at night to become a major concern of the neighborhood. Not only is it unpleasant but it likely is serving to decrease the market value of our homes. For that reason, I am asking that the city take action to curtail the noise. The city's assistance would be greatly appreciated.

Yours very truly,

Alvin L. Bridges, Jr.

Attorney at Law

Bar Number: 080800

Madalyn Smith

From: Geri Taglia <[REDACTED]>
Sent: Tuesday, September 22, 2026 8:07 PM
To: Madalyn Smith
Subject: MJCC Pickleball Court

Warning: Unusual sender <[REDACTED]>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Dear Mayor and Council Members,

My husband and I fully support the findings presented by Ann Ahern regarding the open-air pickleball court, which she has shared with you and the residents of Dunwoody Glen. The ongoing noise and visual impacts have been deeply disturbing since the court was constructed.

We also have a specific concern: Why does the proposed tent need to be 35 feet tall? It is located directly in the backyard of the Lee family and their two young daughters.

Thank you for your comments during the September 14th meeting. We are hopeful that the third pickleball court will not be approved and that the existing structures will be required to comply with Dunwoody ordinances.

Sincerely,
Geraldine and Robert Taglia
2148 Dunwoody Glen, Dunwoody, GA 30338

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

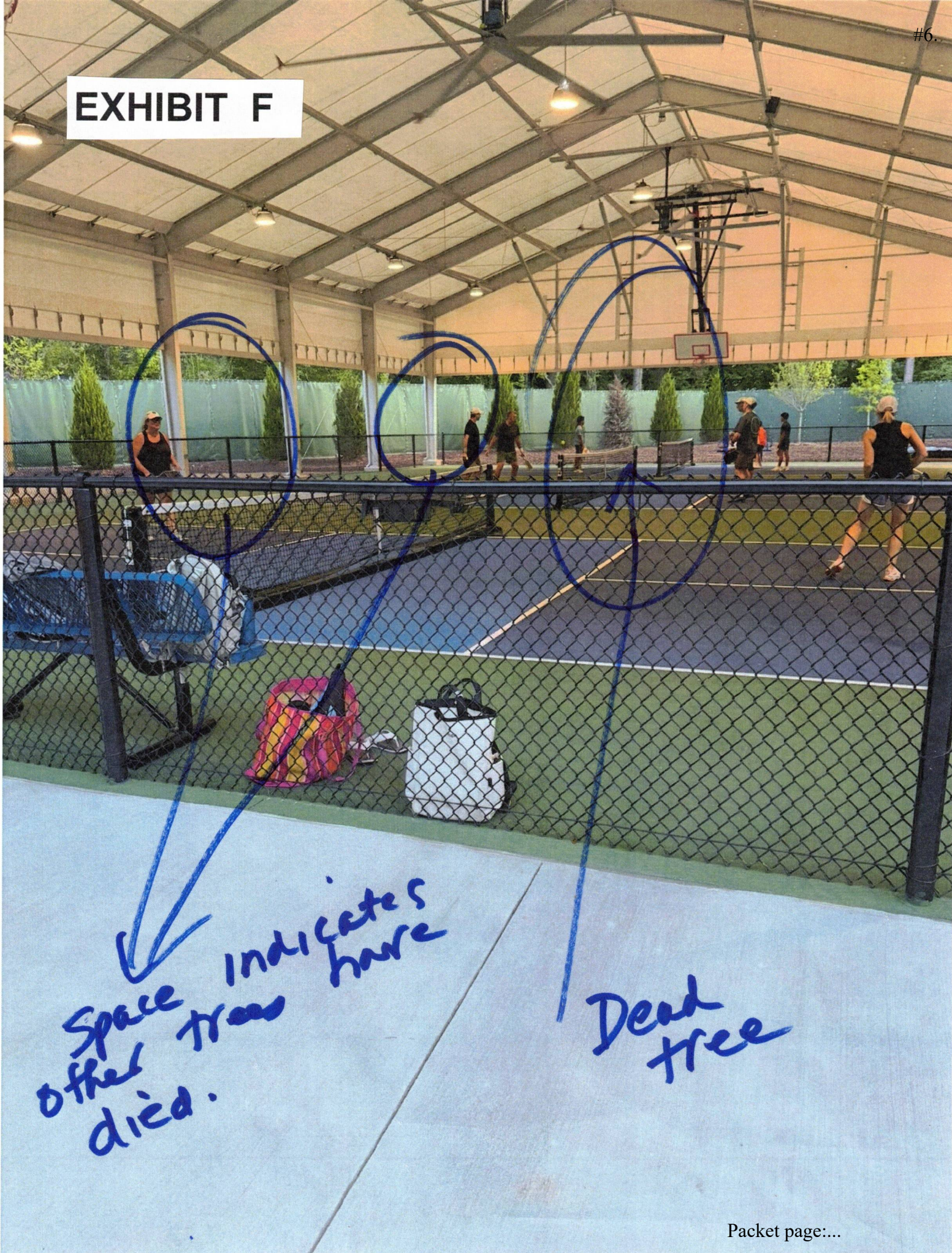


EXHIBIT F

Neighbor 2124 Driveway
Glen



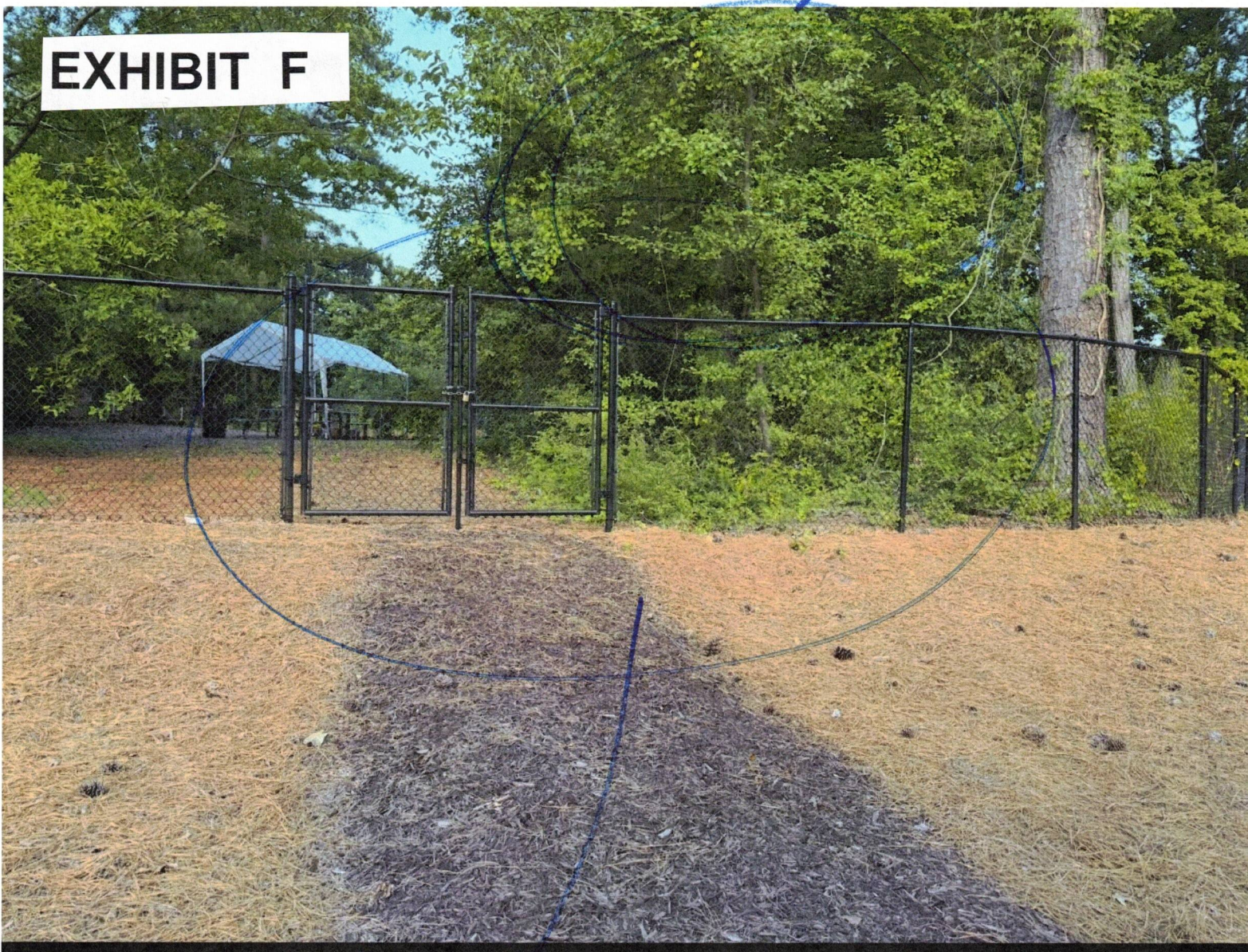
No blankets.
or acoustical
blocking

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

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,

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 PLANATED 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.

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

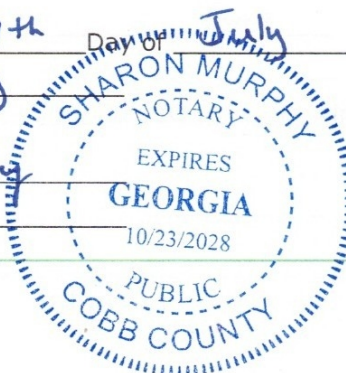
Notary:

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

Notary Public: Sharon Murphy

Signature: [Signature]

My Commission Expires: 10/23/28





Property Owner(s) Notarized Certification

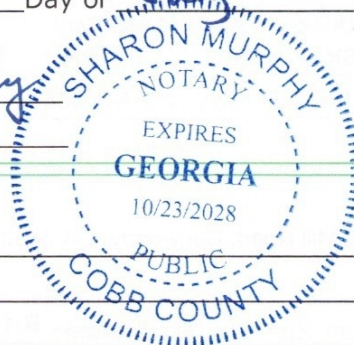
Community Development

4800 Ashford Dunwoody Road

Dunwoody, GA 30338

Phone: (678) 382-6800

dunwoodyga.gov

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



Community Development

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

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.

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

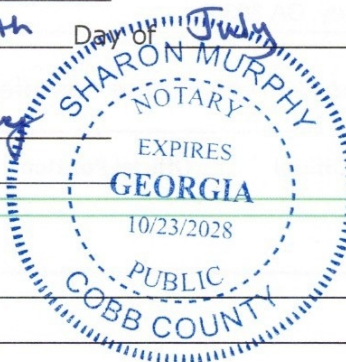
Phone: [Redacted]

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

☐ YES ☒ NO

Signature: The Galloway Law Group, LLC, by Jordan Edwards Date: _____
Address: 4062 Peachtree Road NE, Suite A330, Atlanta, GA 30319

[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

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Vice Chair

Todd Starr
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Elliot Siegel
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Administrative Officer

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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.

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,

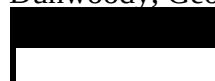
THE GALLOWAY LAW GROUP, LLC



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 |

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

cket page:...

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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**
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

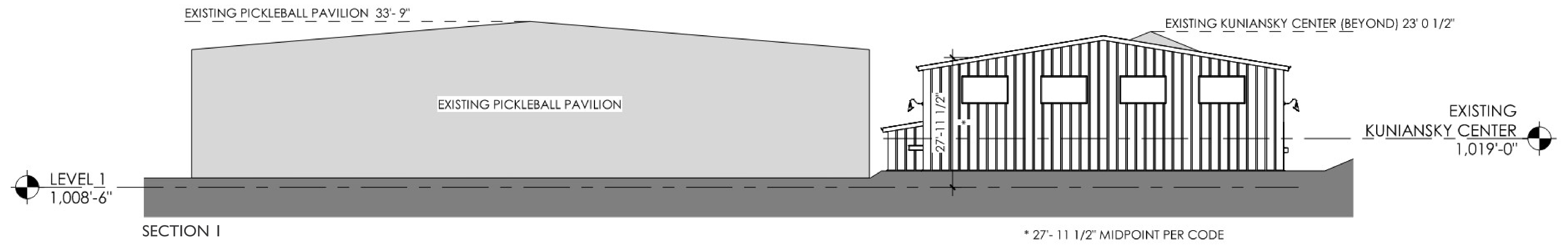
SEAL:

SHEET TITLE:
**HARDSCAPE
IMPROVEMENTS
PLAN**

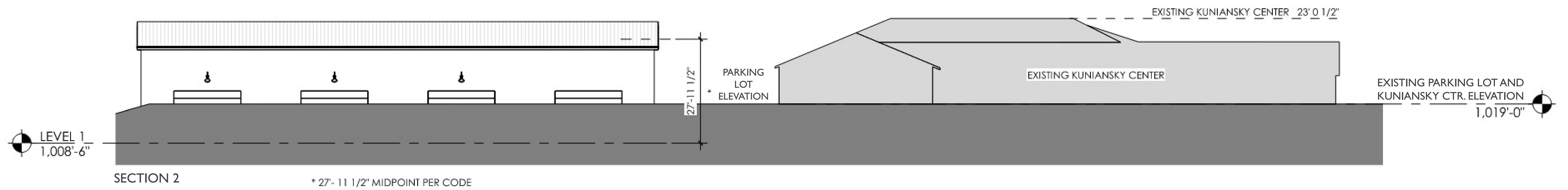
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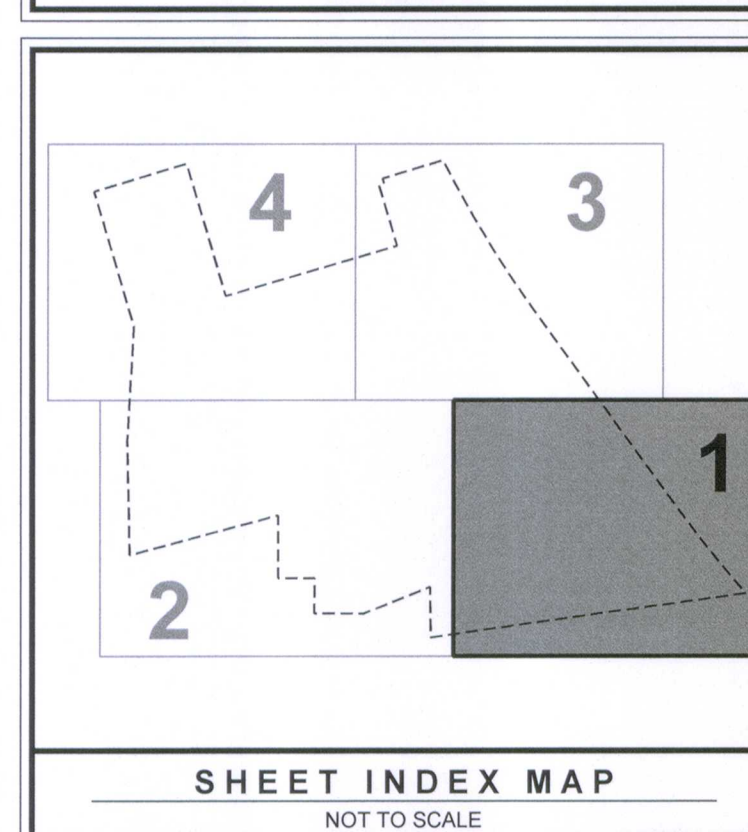
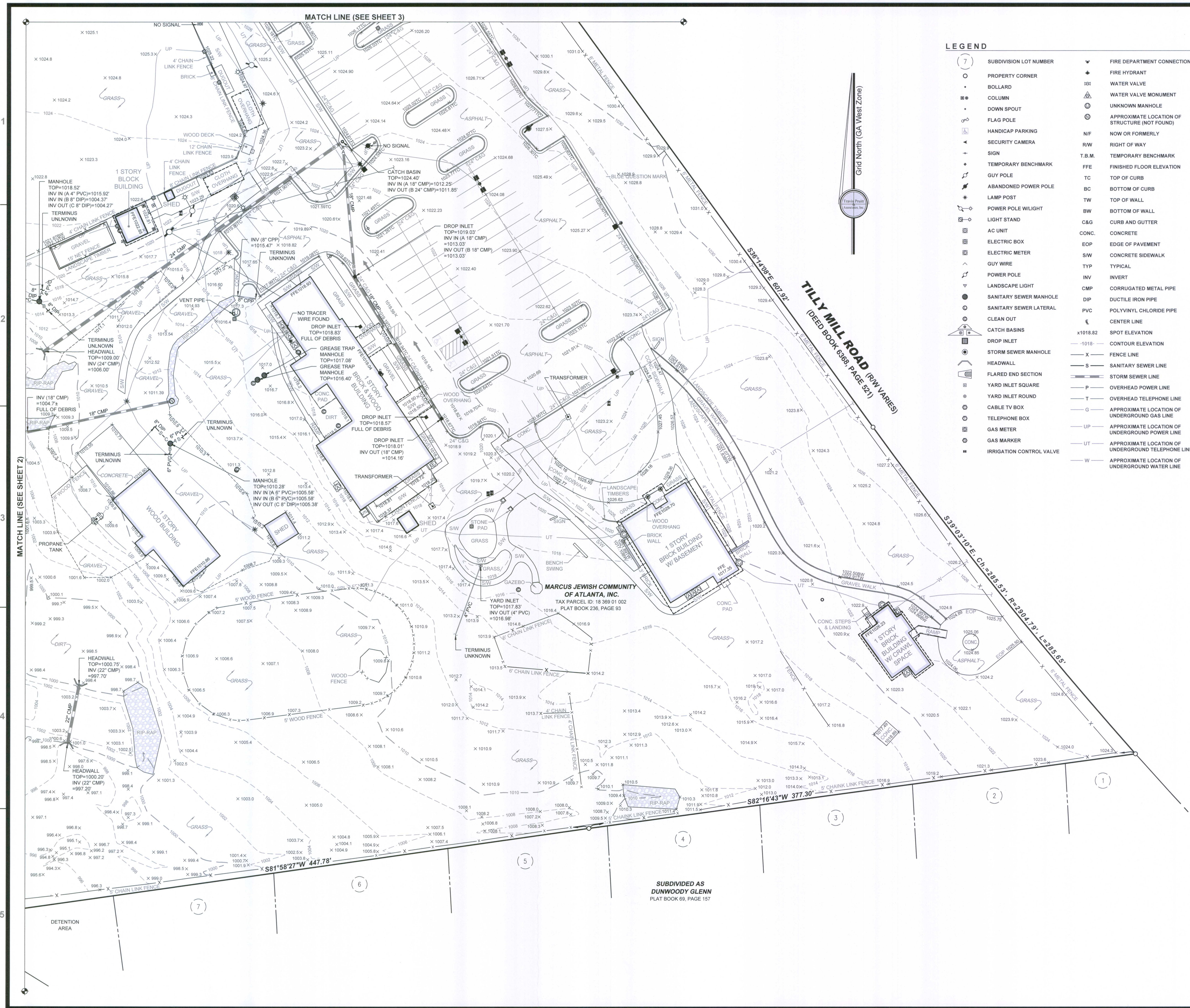
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SITE PLAN





- ## REFERENCE PLATS:
1. Final Compensation Subdivision Plat for Marcus Jewish Community Center of Atlanta, Inc., recorded in Plat Book 236, Page 93.
 2. Plat of Survey for Atlanta Jewish Community Center Zaban Park Branch prepared by Hammon, Meeks & Bagwell Surveyors & Engineers, Inc., dated January 15, 1998, Plat of Partial Topographic Survey for Marcus Jewish Community Center of Atlanta prepared by Hammon, Meeks & Bagwell Surveyors & Engineers, Inc., dated April 24, 2006, recorded in 24, 2006 (FN-158-0-5-08).
 3. Boundary Survey for Marcus Jewish Community Center of Atlanta prepared by Travis Pruitt & Associates, Inc., dated October 7, 2013, (FN-157-D-055)
 5. Topographic and Utility Survey for Weinstein Center prepared by Travis Pruitt & Associates, Inc., dated September 29, 2014, (FN-158-D-061).
 6. Topographic and Utility Survey for Marcus Jewish Community Center of Atlanta prepared by Travis Pruitt & Associates, Inc., dated September 29, 2014, last revised December 2, 2016, (FN-158-D-064)
 7. Topographic and Utility Survey for Marcus Jewish Community Center Fields prepared by Travis Pruitt & Associates, Inc., dated April 14, 2015, revised September 2, 2015, (FN-211-E-061)

- NOTES:**
1. This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor named in the title block.
 2. The survey shown herein was prepared without benefit of any abstract of title; therefore, Travis N. Pruitt, Jr. and Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown herein pertaining to easements, rights of way, setback lines, adjacent interests, reservations, and other similar matters.
 3. Unless otherwise specified, all distances as shown are horizontal ground distances in U.S. survey feet (39.37 inches = 1 meter).
 4. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 2012A.
 5. Boundary information shown herein is based on Reference Plat No. _____.
 6. Surveyor's Certification extends only to the topographic aspects and the survey shown herein is not to be recorded or used to convey property.
 7. By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is designated as Zone X as shown on the F.E.T. & M. Incorporated State Map of DeKalb County, Georgia and incorporated areas Map Number 13089G0010K effective date 8/5/2019.
 8. The field data upon which this survey is based, was performed using Leica GS16 GPS receivers with network assisted real time kinematic (RTK) positioning connected to the eGPS Network. The GPS survey included redundant measurements with positional accuracy better than 0.07'.

UTILITY STATEMENT:

1. Information regarding the reputed presence, size, character and location of existing underground utilities and structure is shown herein. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown herein may be inaccurate and utilities and structure not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

2. Underground utility research, field markings, size and character of material has been provided by Utilitysurvey, LLC, on 7/28/2017.

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These drawings and their reproductions are the property of
the Surveyor and may not be reproduced, published, or used
in any way without the written permission of this Surveyor.

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Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com

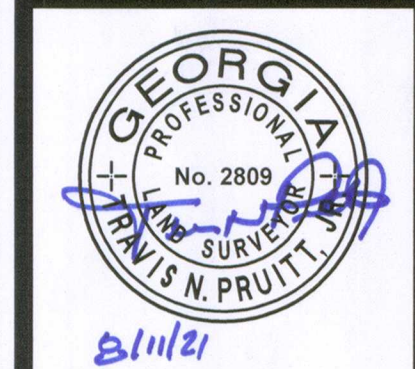
TOPOGRAPHIC & UTILITY SURVEY

MARCUS JEWISH COMMUNITY CENTER

AUTHORIZED BY: MARCUS JEWISH COMMUNITY CENTER
LAND LOT 389 - 18th DISTRICT - CITY OF DUNWOODY - DEKALB COUNTY - GEORGIA

GRAPHIC SCALE - IN FEET

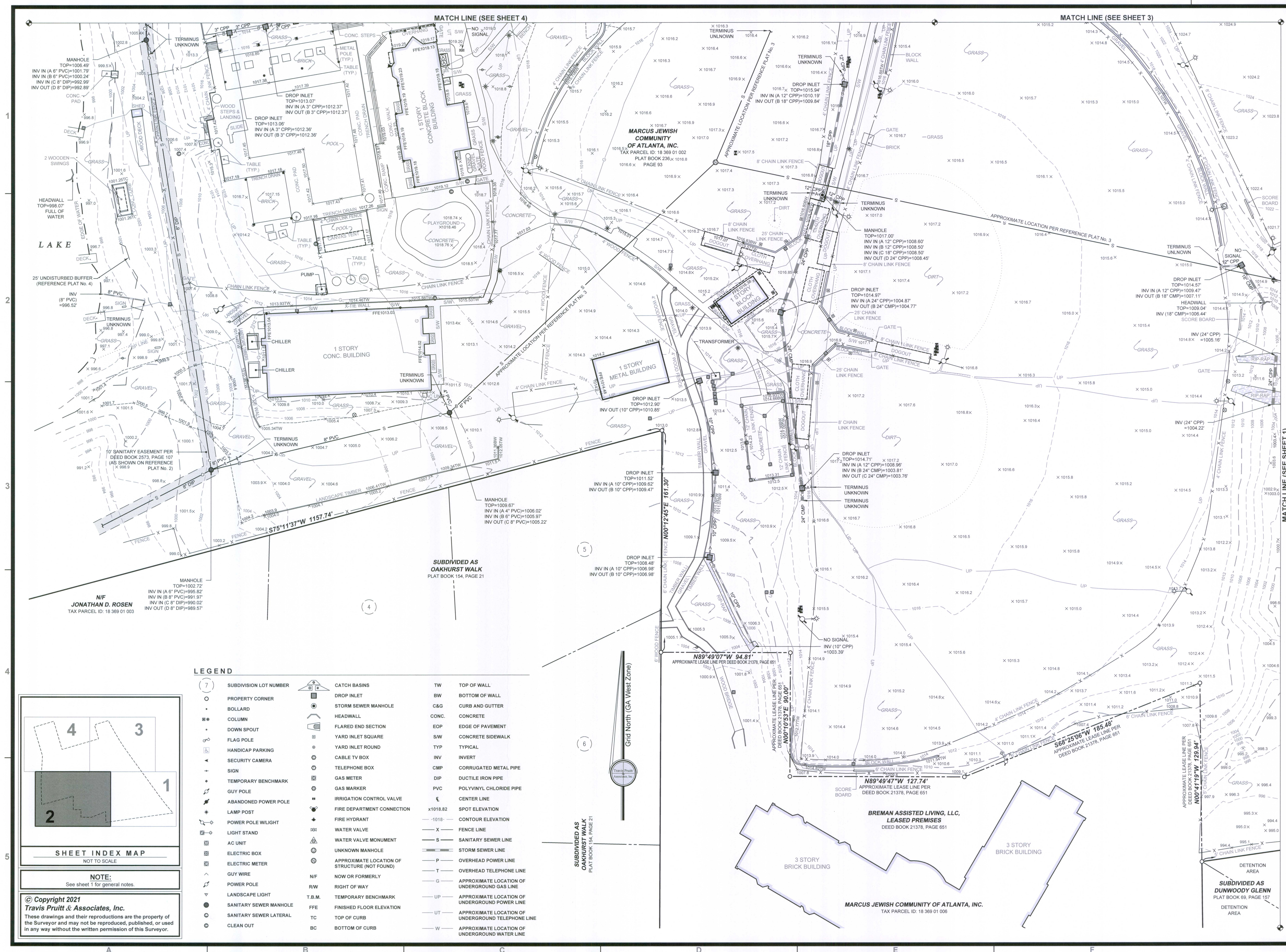
0 10 20 30 40 50 60



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: 1 of 4



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

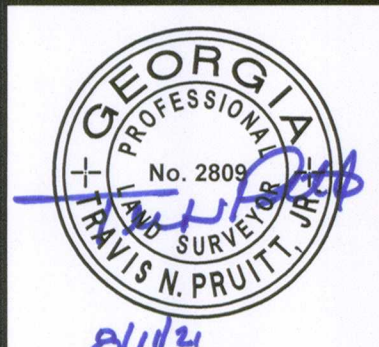


Certificate of Authorization Number 613

MARCUS JEWISH COMMUNITY CENTER

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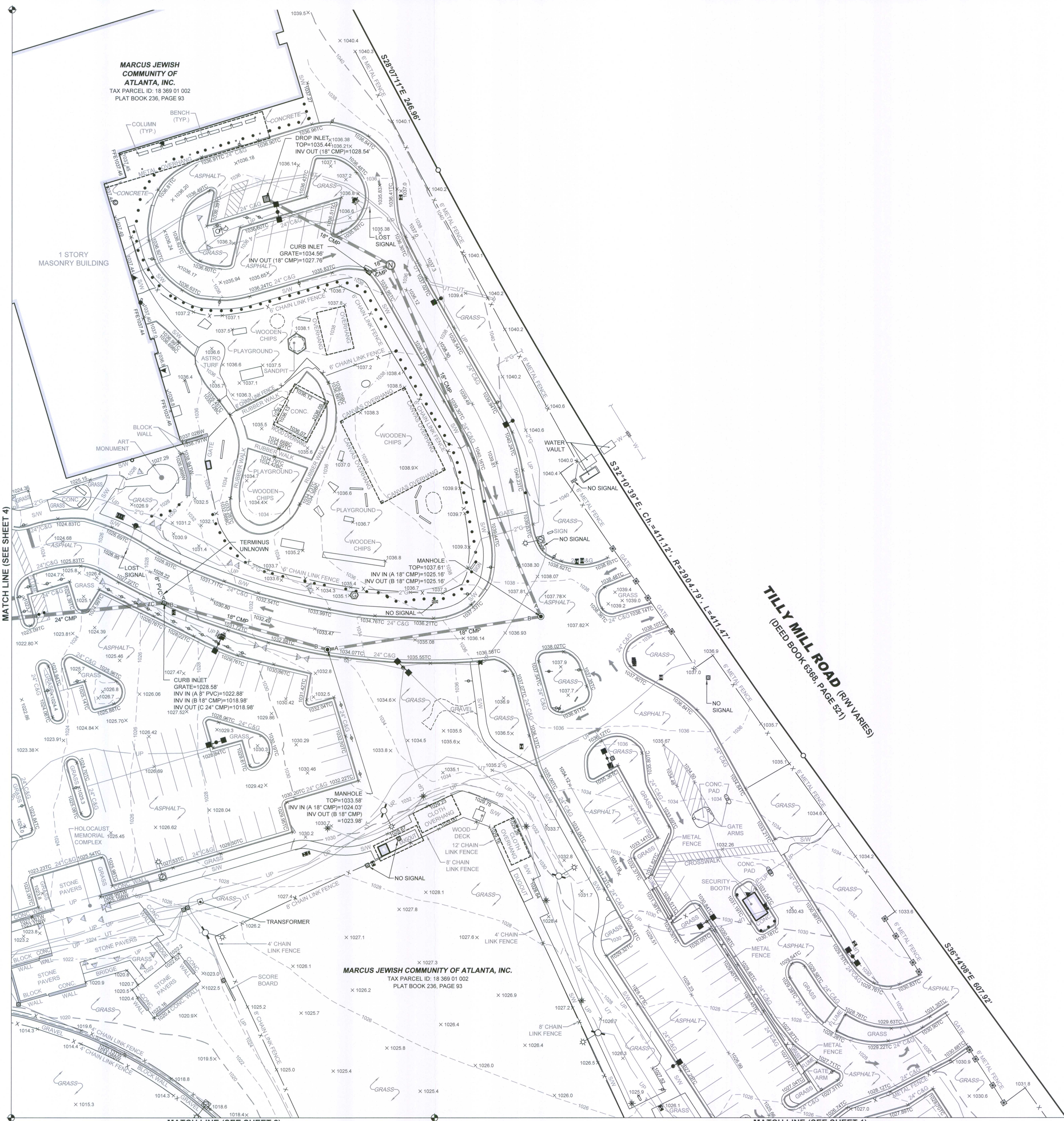


For The Firm
Travis Pruitt & Associates, Inc.

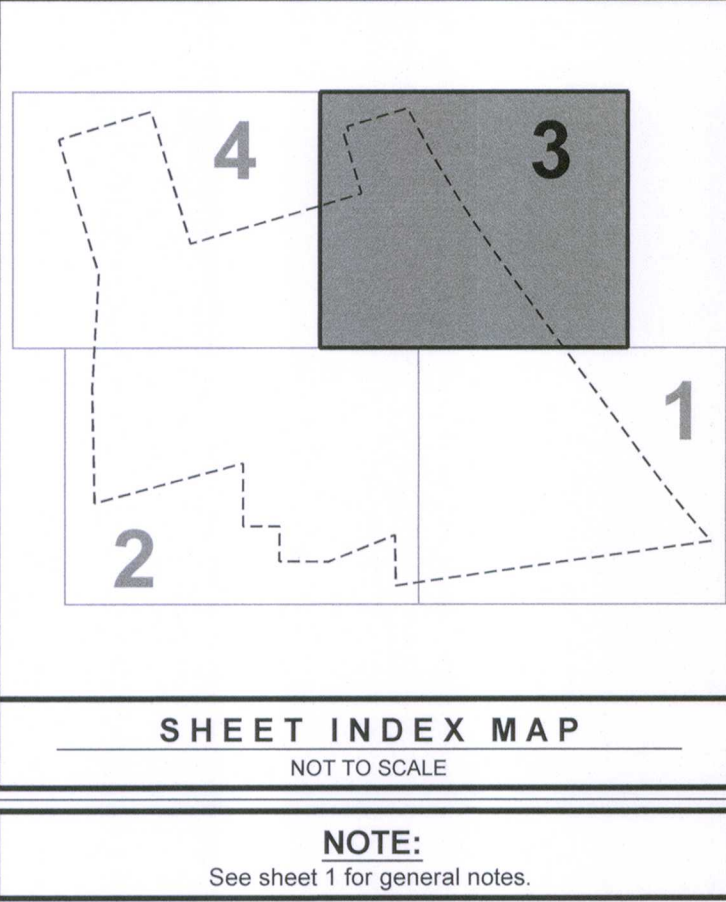
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PLAT DATE: 8/11/2021
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SCALE: 1" = 30'
JN: 1-21-0263.614
FN: 168-D-033
SHEET NO: 2 of 4

- 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			

REVISIONS

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Norcross, Georgia 30093
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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

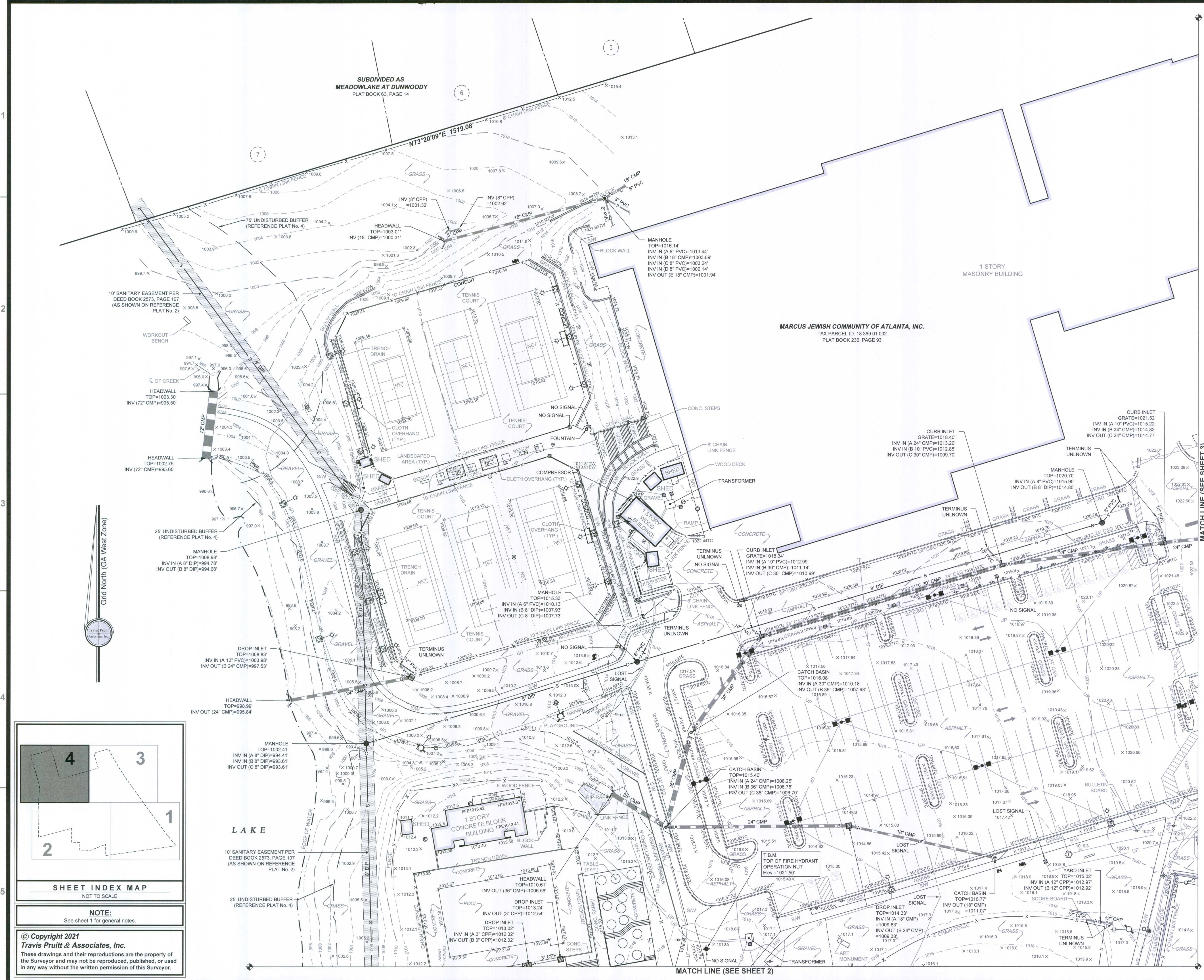
GEORGIA
PROFESSIONAL
SURVEYORS
No. 2809
TRAVIS PRUITT, JR.
6/1/21

For The Firm
Travis Pruitt & Associates, Inc.

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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
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 - ⚑ FLAG POLE
 - Ⓟ HANDICAP PARKING
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 - ✚ SIGN
 - ⚓ TEMPORARY BENCHMARK
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Travis Pruitt & Associates, Inc.
LANDSCAPE ARCHITECTS

Certificate of Authorization Number 6193

MARCUS JEWISH COMMUNITY CENTER

TOPOGRAPHIC & UTILITY SURVEY

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

GRAPHIC SCALE - IN FEET

1" = 30'

GEORGIA
PROFESSIONAL
LAND SURVEYOR
No. 2806
B.11/12/21

For The Firm
Travis Pruitt & Associates, Inc.

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SHEET NO: 4 of 4

SHEET INDEX MAP
NOT TO SCALE

NOTE:
See sheet 1 for general notes.

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