



Town of Southern Shores

"A Town of Volunteers"

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Public Hearing

April 20, 2001

9:00 a.m.-Pitts Center

Mayor Sutherland called the public hearing to order at 9:00 a.m. He explained that the hearing is to consider a conditional use permit application from the Southern Shores Civic Association (SSCA) regarding the construction of two (2) tennis courts located at the Hillcrest Drive common area.

All Council members present.

Mayor Sutherland announced that anyone wishing to testify needs to sign in and be sworn in that this will be a quasi-judicial hearing for a conditional use.

Mayor Sutherland led the Pledge of Allegiance.

Mayor Sutherland announced that five emails were received on this subject and they have been distributed to Council but that they cannot be considered at this hearing.

Tom White, Town Attorney, stated that the nature of a conditional use application sets Council as a quasi-judicial body. In accordance with the Town's zoning ordinance issues that Council needs to consider for a determination of the application are do applicant's plans meet the zoning ordinance and Council may attach applicable conditions if they approve the request. He stated that location is not an issue and only what the ordinance addresses are what may be addressed today. He stated that this Board has no authority on the finances, location, or architectural design.

He stated that the applicant has the right to cross-examine witnesses on crucial facts on what meets the standards of the zoning ordinance. That this is not an arena for public debate. All comments will be directed to Council.

Mayor Sutherland reviewed the past history on the tennis courts process. He stated that the site plan was presented to the Planning Board in February and that they recommended to Council that the plan be approved. Council reviewed the site plan at their March Council meeting. At that time it was told to Council that property owners were notified of the tennis courts.

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Council approved the site plan with the condition that the courts would not have lighting. At that time Council voted not to hold a public hearing on the issue.

Mayor Sutherland explained that it was later learned that all the property owners were not notified and at the April Council meeting Council rescinded the approval of the conditional use for tennis courts.

Mayor Sutherland called the conditional use hearing to order at 9:08 a.m. to consider the application by the SSCA for the construction of two tennis courts at the common area on Hillcrest Drive.

Mayor Sutherland asked that everyone who signed up to speak come forward and be sworn in. He explained that they would need to come to the microphone and state their name before speaking. The Town Clerk swore in all of those on the list as a group. (See list).

After being sworn in by the Town Clerk, Dan Shields, Planning Board Chairman, presented the recap from the Planning Board meeting held on March 19 regarding the review of the submitted SSCA conditional use application for tennis courts.

D. Shields stated that in the application the SSCA stated that there are twelve (12) property owners impacted by the application. It was stated that the SSCA talked personally to John Childs who had no objection to the courts.

The Town Clerk swore in Paul Kapinos, Chairman of the SSCA ARB.

Ursula Zdziarski, Acting President of the SSCA (previously sworn in) presented the background of the location as a common area and the how/why of the application for the proposed unlit tennis courts. She stated that there are five reasons that the location at Hillcrest was selected over the site at the Sea Oats Park. Summarized: 1) offers best protection from the wind and gives shelter from the sun, 2) existing vegetation provides for a good visual and sound buffer, 3) only about ¼ of the property will be cleared for the courts, the remaining lot will remain in its natural state, 4) fewer surrounding properties with a view of the courts and the courts will be at a lower elevation impacting less adjacent property owners, and 5) if the courts were placed at the Sea Oats park the soccer play area would need to be eliminated and the area to the south was designated a quiet area. (See Attached)

Councilman Smith asked why only one out twelve adjacent property owners were notified. U. Zdziarski stated that it is not true that the eleven others were not contacted.

She stated that Paul Kapinos could tell you who were contacted. She stated that information regarding the tennis courts has been disseminated through the SSCA newsletters and the SSCA meetings.

Councilman Smith asked for the record if the testimony that D. Shields gave is inaccurate? U. Zdziarski said the minutes as recorded might not reflect what was actually said.

Paul Kapinos presented a slide of the proposed tennis courts site plan and made comment on who would be impacted (7 adjacent property owners) and who would not by the location. Also he stated that he talked personally to John Chiles and Karen LeBlanc, property owners on Hillcrest Drive.

Mayor Sutherland stated there is nothing in the Town ordinance that mandates property owners to be notified of construction projects for conditional uses.

Councilman Smith read a portion of the November SSCA newsletter regarding the tennis courts stating that notification was given to property owners. He objects that the SSCA was untruthful to the membership.

Mayor Sutherland stated that the public hearing today is to consider the submitted site plan to determine if it meets the Town's zoning requirements.

Tom White commented that at conditional use application hearings many statements are made but that Council cannot consider these when making their decision. It is irrelevant and a waste of time and if there should be a court case it could be detrimental. He stated that in accordance with the Zoning Ordinance Section 10.05(e) Council should consider three findings of facts; 1) does the submitted application meet the requirements of the zoning ordinance 2) does the submitted application meet the general conformity of the Town's Land Use Plan and 3) is the submitted application compatible with the area it is located in accordance with the zoning ordinance?

Councilman Campbell stated that everything heard so far today should be dismissed since it is irrelevant according to the zoning ordinance.

P. Kapinos presented the specifics of the submitted site plan. He stated that the setting, location and safety of the courts were all considered. He stated that the property is $\frac{3}{4}$ of an acre and only 22% would be used for the courts. There would be a porta-john with a screened buffer, trash containers and a rollaway trash container on site. He stated that the courts are to be unlit and that should be included in the conditional use approval if Council approves.

He stated that safety is a factor and that additional trees can be removed for the vehicle line of sight if needed. He stated that a number of signs would be posted. He personally clocked traffic on two different occasions. The average speed of vehicles there is 33 mph.

T. White referred to and read Section 7.04 R-1 Low Density D of the Town Zoning Ordinance and asked P. Kapinos can you give testimony from your knowledge and the site plan that the dimensional requirements meet the zoning ordinance requirements of Section 7.04 R-1 D as read by T. White. P. Kapinos stated that the submitted site plan does meet all the requirements. T. White stated that it is appropriate that anyone who testifies on the project can be cross-examined by the applicant as well as the Council.

Councilman Smith asked if a traffic study is a part of this? T. White explained that the Zoning Ordinance does not include a traffic study as part of the application at this time and he recommends that this be included as a condition on future projects in the zoning ordinance. He stated that the zoning ordinance does have such standards for Planned Unit Developments and these should be included for all zones.

Councilman Smith stated that he is very concerned about the traffic safety issue and your saying it has no bearing on Council's decision? T. White said that is correct. Councilman Smith asked how could Council rescind the approval of the site plan if issues like this can't be addressed? If someone gets in an accident due to the location of the access to the tennis courts and no traffic study was done and the Town is taken to court how will that look? T. White stated that the Town does not require a traffic study. T. White stated that the concerns for safety need to be addressed in the zoning ordinance and adopted through the legislative process. Councilman Smith stated that residents thought they could come to the public hearing today and address their concerns on traffic safety and environment and then found out the issues would not be addressed. He stated that most residents are not against the tennis courts but that the proposed location is a very poor location.

Councilman Kennedy stated that these issues should be discussed in legislative session not in the hearing portion of this deliberation and he would like to move on with the public hearing.

Mayor Sutherland stated that the purpose of holding today's public hearing is that Council elected to not hold the public hearing on this issue due to the information that they received from the SSCA and then later found that they were misinformed.

Councilman Campbell asked the applicant if they are planning any commercial activity at that location? P. Kapinos said they are not.

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Mayor Sutherland asked if there is anyone wishing to testify for the applicant or anyone wishing to present factual evidence as to why the applicant's request does not meet the standards of the zoning ordinance? No one came forward.

Mayor Sutherland asked again if there is anyone wishing to speak on the evidence that the request does not meet the standards of the zoning ordinance?

Jennifer Frost of 43 Fairway Drive addressed Council by asking that they hold the SSCA responsible that no other uses be allowed on the proposed Hillcrest site. She stated that the access is unsuitable and that a traffic light may be needed or a traffic guard. She stated that this is known as an "attractive nuisance" and she recuses herself as a resident from any liability if approved. She pledged \$100 in her support that the SSCA select another location.

Mayor Sutherland asked again for anyone wishing to speak?

Ralph Ambrose of 298 Hillcrest Drive and member on the SSCA Board asked if the safety factor is not a part of the zoning ordinance? T. White stated that there are standards in the zoning ordinance for parking requirements addressing the safety factor.

R. Ambrose stated that in his opinion since Council approved this once and it meets the zoning ordinance requirements he recommends that Council reconsider and reissue the conditional use of the tennis courts. He stated that if this property was privately owned and zoned residential and had a house of 6-7 bedrooms would there be any more of a safety problem with 6 or 7 cars going in and out perhaps 18-20 weeks a year? He doesn't think so. The traffic impact of the tennis courts would be less than a residential house.

T. White stated that the applicant has the right to cross-examine or rebut any evidence that has been given.

U. Zdziarski stated that Town Council has the right to impose additional restrictions and the SSCA would like to make sure in Council's deliberation if you chose to approve this that it be specified that no lights be placed at the site as part of the approval.

Councilman Denny asked of the adjoining property owners, are all members of the SSCA? U. Zdziarski stated that two are not members.

T. White asked Dan Shields the same questions as of P. Kapinos in reference to the specific zoning requirements for the tennis courts? T. White continued by asking D. Shields if the Planning Board had reviewed the site plan against these requirements Sections 6.01 C 2, 6.04, 7.04 R-1D and 10.04 B 2) and made a determination that all these requirements were met by the site plan?

D. Shields stated that he was not in attendance or the chairman at the time this was voted on but that he was a member of the Board and when it was reviewed it was discussed a number of times and to the best of his knowledge it meet all the features of the requirements. T. White asked now that you're a member and chairman and having access to the records are you satisfied that the review was made against the requirements and that the plan did meet the requirements? D. Shields stated that there are no specific parking requirements for tennis courts but that the application meets the zoning parking requirements. T. White addressed section 6.04 outdoor lighting? D. Shields stated that the proposed tennis courts do not include lighting. T. White addressed section 6.03 Signage? D. Shields stated that was not discussed. T. White addressed section 10.05 B Conditions? D. Shields stated that the only condition that was discussed is that there would be no lighting at the courts.

Mayor Sutherland asked for anyone else wishing to speak?

Tim Rardin of 22 Ocean View Loop presented Council with a letter that gives the time line for this project. He stated that if Council delays in their action it will cost 6-7 weeks of delay for the construction of the tennis courts and he hopes Council will consider this quickly.

Jim Conners of 83 Duck Woods Drive a member of the SSCA and involved in the planning of the tennis courts asked to speak. He came in late in the meeting, at which time the Town Clerk swore him in. He stated that parking was discussed with Mike Hejduk, Code Enforcement Administrator, since there were no specific requirements for tennis courts. He stated that if parking proves to be inadequate it can be amended and that nothing is planned for further use of the property but there can be additional parking.

Bonnie Wolf of 6 Birch Lane and a member of the SSCA stated that she is not against the tennis courts but she is concerned about the change in location from the Sea Oats Park to Hillcrest. She stated that the better location is at Sea Oats Park. She asks that Council consider the impact for all the homeowners not just the ones near the site.

T. White explained the conditional use process again.

U. Zdziarski stated that all twelve-property owners were notified by mail at the end of March with a copy of the site plan.

T. White stated that the Town Zoning Ordinance does not require individual notification of surrounding property owners at this time it only requires that in the event of a public hearing that notification be placed in the newspaper and that the property be posted.

He stated that Council is considering an amendment to the zoning ordinance that would require all applicants of conditional use permits to certify a list of surrounding property owners and that the Town will then undertake to notify those property owners. This has not been adopted yet. It is a legislative process and the Planning Board is considering this.

Bonnie Wolf asked if any comments were received from the twelve property owners when notified? T. White stated that comments, letters, or emails can not be considered since they are not present. B. Wolf stated that not being required to do something doesn't mean that the right thing shouldn't be done. She asked if the comments received is not being allowed to be read to the public? T. White stated that they could not be considered in this decision because they are not here in person and cannot be cross-examined. Mayor Sutherland stated that each Council member received copies of the comments.

Councilman Campbell stated that people would have the opportunity today to hear the testimony for the conditional use application.

Teresa Stanley of 250 Sea Oats Trail stated that a great deal of effort has been set forth to being a good neighbor by the SSCA and that she applauds the SSCA, the ad hoc committee and the Town. She is proud in the way the project has been handled and she hopes Council will come to a quick resolution.

Dorthea Brick of 8 Ginguite Woods stated that she is concerned about the traffic situation but that it can be overcome by installing stop signs or traffic lights. She stated that she is an avid and the oldest tennis player in captivity and hopes this goes through.

Maureen Schorzman of 255 Hillcrest Drive stated that she is concerned about the tennis courts being a quasi-business in that money would be exchanged for the use in a residential area? U. Zdziarski stated that no profit would be made.

Mayor Sutherland closed the public hearing on the conditional use application site plan for the Hillcrest tennis courts proposed by the Southern Shores Civic Association (SSCA).

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A member of the audience asked if she could speak. Mayor Sutherland stated that many times he had asked if anyone else wished to speak. He reopened the public hearing.

Lucille McGrath of 318 Sea Oats Trail stated that she is a member of the SSCA and she is not against the tennis courts but she is concerned about the traffic, the environment and the noise. She asked if she could speak on these issues? Mayor Sutherland stated that she could speak on anything but none of those issues would be considered when Council deliberates. He stated that if you have testimony that is at odds with the zoning ordinance then Council could consider.

T. White stated that when you talk about noise category the Town has a nuisance ordinance. If any activity creates too much noise and the ordinance is violated the Town can take action to abate that nuisance. A projection that there may be noise is not sufficient in showing that it will be a nuisance. It is not an issue because tennis courts are allowed in the zoning district. Those kinds of comments are generally for legislative actions on what uses are allowed in a zoning district.

T. White stated that if there is anyone in the audience that has concerns regarding inappropriate uses in zoning districts they should bring them to the Town's attention. The zoning ordinance was written some 20 years ago. He stated that certain conditions in the zoning ordinance requiring e.g. traffic study for projects should be reviewed to see if it would need to be included as part of the zoning ordinance. The zoning ordinance is an ordinance, which is not always static. Projects come up that point out changes that are needed in the zoning ordinance. Once the changes are adopted then they would be considered.

L. McGrath asked if the conditional use permit could have a condition that no other projects be included at the site? T. White stated that if any changes to the property were needed the SSCA would need to go before the Planning Board and Council again to see that the zoning requirements are met for any changes.

Councilman Smith stated that if the SSCA presented a letter stating that they are going to develop only 13% of the property but then wished to come back and put in a swimming pool they could. T. White stated that the whole process would need to go before the Planning Board and Council and if additional standards were adopted they would have to be met before being approved.

U. Zdziarski stated that the SSCA Board couldn't speak for future boards.

Jennifer Frost stated that it befits the Council to put a condition on the tennis courts that there shall be no further development on that property. T. White stated Council has no authority to do that.

Laura Strickland of 21 Widgeon Court, an avid tennis player, thanked Council for allowing everyone to speak and she approves of the site.

Mayor Sutherland asked if there was anyone else wishing to speak, hearing no one he closed the public hearing at 10:47 a.m.

Councilman Denny made a motion that whereas the Town Council of the Town of Southern Shores having found a) that the site plan for the tennis courts at the Hillcrest site as submitted by the Southern Shores Civic Association (SSCA) meets the requirements of the Town's zoning ordinance, b) that it is in keeping with the Town's Land Use Plan, c) that it fits within the intended use of the property envisaged by the developer and who subsequently deeded the property to the SSCA therefore be it resolved that the site plan for the Hillcrest tennis courts as submitted by the SSCA and as recommended by the Town Planning Board, without change, be approved subject to the provision that the courts will not be lighted and made available for night play. T. White recommended to include in the motion that the proposed use will be compatible with the area in which it is to be located and is developed under the conditions specified by the zoning ordinance. Councilman Denny agreed to this but stated that he thought he had covered that within the motion.

Councilman Kennedy seconded.

Councilman Smith read the portion of the zoning ordinance Article I. Title, Enactment and Purpose Section 1.01 that states in part that an ordinance in accordance to General Statutes is for the purpose of promoting public health, safety, morals and general welfare. He stated that he is still concerned about the lack of a traffic study.

Councilman Smith stated he supports the tennis courts being constructed at the Sea Oats Park. He is concerned about the potential for traffic accidents at the proposed location. He stated that a traffic study should be done and should be done during the summer months as protection for the Town.

Councilman Kennedy stated that he doesn't see that there is a traffic concern at the site and that there are other areas in Town that are more of a concern. He doesn't believe the turnover of activity there is going to be too much. He supports the conditional use request.

Mayor Sutherland stated that he also doesn't have any traffic concerns for that location.

Mayor Sutherland called for the vote. Approved 4 to 1. Councilman Smith voting no.

Mayor Sutherland stated that if the public hearing were held in the beginning then we would have been there. He stated that it is never a good idea not to hold a public hearing, people should have their say. He stated that Council has been made aware that there are deficiencies in the Town's current zoning ordinance, which we will try to correct. He stated that the first recommendation would be that a public hearing would be required for any conditional use request. He also stated that notification of advertisement for a public hearing should be changed from 15 days to 10 days. He stated that the zoning ordinance does not require notification to anybody that is impacted by a conditional use application and he recommends that the Town take the responsibility of notification of the conditional use public hearings. He stated that he thinks Council has learned from this and that safety consideration should be a part of the zoning ordinance in the future.

Mayor Sutherland apologized for the delay of this project by not having the public hearing earlier and he stated that the Town appreciates all that the SSCA does for the Town.

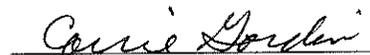
Mayor Sutherland made a motion to adjourn the public hearing at 10:55 a.m. Councilman Campbell seconded. Approved unanimously.

Attest:



Mayor

Respectfully submitted:



Town Clerk



Notice is hereby given that the Town of Southern Shores will conduct a Public Hearing on April 20, 2001 at 9:00 a.m. in the Pitts Center.

The purpose of the Public Hearing is to review a request from the Southern Shores Civic Association for a conditional use for two (2) tennis courts located at Hillcrest Drive west of Sea Oats Trail in the Common Area zoned RS-1. A copy of the site plan is on file at Town Hall during regular working hours.

The public is encouraged to attend the Public Hearing. Any person wishing to be heard on the request should appear at the time and place above specified.

Submitted by:
Carrie Gordin
Town Clerk

4-5, 12c

NORTH CAROLINA
DARE COUNTY.

AFFIDAVIT OF PUBLICATION

Before the undersigned, a Notary Public of said County and State, duly commissioned, qualified, and authorized by law to administer oaths, personally appeared

Susan M. Simpson, treasurer.....

....., who being first duly sworn, deposes and says: that he (she) is of The Times Printing Co., Inc., engaged in the publication of a newspaper known as THE COASTLAND TIMES, published, issued, and entered as second class mail in the Town of Manteo, in said County and State; that he is authorized to make this affidavit and sworn statement; that the notice or other legal advertisement, a true copy of which is attached hereto, was published in THE COASTLAND TIMES on the following dates:

April 5, 12, 2001.....

.....; and that the said newspaper in which said notice, paper, document, or legal advertisement was published was, at the time of each and every such publication, a newspaper meeting all of the requirements and qualifications of Sections 1-596 and 1-597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of Section 1-597 of the General Statutes of North Carolina.

This 28th day of May, 2001

Sworn to and subscribed to before me, this 28th

day of May, 2001

Patricia A. McCleary

Notary Public

My Commission expires: Aug. 13, 2005.....



TOWN OF SOUTHERN SHORES

Sign in for Public Hearing : Tennis Courts/Hillcrest

Date: 4/20/01 9AM

CONDITIONAL USE PUBLIC HEARING SSCA SITE PLAN - HILLCREST TENNIS COURTS

The Town Council will sit as a quasi-judicial body for this hearing today. You should understand the following as you sign-up to testify:

- The hearing is to consider a conditional use approval for the site plan for tennis courts at the SSCA Hillcrest Property.
- It is not appropriate to discuss alternate sites as the only item being considered is the site plan under consideration.
- Testimony should be as brief as possible and no more than 5 minutes.
- All testifying will be sworn.
- Questions from the floor are not appropriate or permitted.

NAME	ADDRESS
Sue Wendy Reyer ^{requested to be removed}	19 KINGFISHER TRAIL
Barbara Dorothea Bruch	#8 Juniper Woods
Maurice Schorzyman	255 Hillcrest Dr.
Bonnie A Wolf (Wolf)	6 Birch Lane.
Lucille McGrath	218 Sea Oaks Trail
Michael ZONA	31 10 th Ave West
GEORGE MCGILLEN	8 CIRCLE DRIVE
Laura Stoddard	27 Wedgton Court.
Jennifer Frost	43 Fairway
Teresa Stanley	
Karl Ambrose	SSCA Board
Tom Daudman	SSCA Board
Tim Rardin	SSCA

PUBLIC HEARING ON TENNIS COURT CONSTRUCTION

April 20, 2001

The public hearing today is in response to a request by the Southern Shores Civic Assoc. to build 2 unlit tennis courts at the SSCA Hillcrest summit common area southwest of the intersection of Sea Oats Trail and Hillcrest Drive. (Indicate area in question on the Town map; displayed)

The SSCA's standing as applicant is based on its ownership of the property in question, as evidenced by a legal agreement dated October 5, 1976, between Kitty Hawk Land Company and Southern Shores Civic Assoc, Inc., in which the Kitty Hawk Land Company conveyed its right, title and interest in this parcel, among others, to the SSCA. The parcel was granted and conveyed to the Association to be held by it as a scenic overlook park and other uses incidental thereto.

Further, this parcel is zoned RS1, Single Family Residential. ^{Town} Zoning Ordinance Article VII, Section 7.01 C lists community recreation facilities, including tennis courts, as being among the permitted conditional uses in an RS1 district. ^{and, in fact, tennis cts have been previously approved as conditional use 1-2 Chicago} ~~As indicated by the Planning Board Chairman,~~ ^{As the Planning Board has reported in its recommendation for approval,} the SSCA has met all the conditional use permit application requirements. Town Council may also impose additional regulations and requirements as provided in Article X of the ordinances.

As Mayor Sutherland has indicated, this hearing is for the purpose of approval of a site plan for the Hillcrest property, as presented to the Town Council. The questions of whether or not the courts should be built, whether the optimal site was chosen, or whether the appropriate amount of money is being expended, are Civic Association decisions, and the Town Council has no responsibilities in these matters. Having said this, however, it is nevertheless true that these issues have been brought up several times at Council meetings, and statements have been made, ^{on these issues} some of which were inaccurate. In view of this, and because some of those present in the audience today may not have read all the information in their SSCA newsletters, or may not be SSCA members, I would ask the Councils' indulgence for a brief summary of the ~~background~~ ^{criteria used to decide on the site} of the tennis court project.

^{The beginning of the project was} Early in the year 2000--- At a membership meeting a member raised the question of building tennis courts. President Connors suggested the member generate a petition on the question to assess whether there was enough interest in tennis courts to pursue further discussion. A petition was subsequently prepared and circulated within a limited area (~~it~~ ^{it was not, and was} by no means intended to be a comprehensive town-wide survey).

^{That} May, 2000 --- ~~The~~ petition, with 124 residents' signatures, was presented to the Board at the May 11 membership meeting.

Within a week, an Ad Hoc committee was formed, including two SSCA Board members and three SSCA members with an interest in tennis. They were asked to research the costs to build and maintain courts, where they could be located, and how they would be managed.

^{That} Late June, 2000 --- Ad Hoc Committee report was completed and presented to the Board. Six properties were evaluated for suitability and construction costs: Hillcrest Oceanfront, Soundside Beach, Hickory/Hillcrest Triangle, Duck Woods Drive, Sea Oats Park (both soccer area and

See further consideration

wooded area), and Hillcrest summit. The Sea Oats Park soccer area and Hillcrest summit were deemed to be the two best possible locations. (The Board had also investigated the possibility of using the Chicahawk courts or the old Duck Woods Country Club courts, but neither option was open to us.)

JUNE / July, 2000 --- Information about the petition and the formation of the Ad Hoc Committee was presented in the SSCA Newsletter, along with a request for members to submit their thoughts or comments. The Ad Hoc Committee report was discussed at the July 10 membership meeting.

AUG / September, 2000 --- The Ad Hoc Committee report was presented in the newsletter and members were again asked for input via letter, e-mail, or phone. The newsletter also stated that if the courts were approved, construction would begin early in 2001. Tennis court issues were again discussed at the September 11 membership meeting.

22/12 The member comments that were received by mail, e-mail, and phone, although small in number, were about 2 to 1 in favor of constructing tennis courts.

Late September, 2000 --- Additional evaluation of the recommended sites was done, including a topographic survey of the Hillcrest summit area and site visits by several Board members. Based on all the above information, the Board met in special session on October 5 and voted to place the courts at the Hillcrest summit. The reasons for choosing this site over Sea Oats were:

1. It offers the best protection from the wind and, except at midday, gives shelter from the hot summer sun
2. The existing vegetation provides a good visual and sound barrier, and there is sufficient surrounding property to plant additional screening vegetation ^{where} needed
3. Only about ¼ of the property will be ~~used~~ ^{cleared} for the courts, leaving the remainder in its natural state
4. Because there are few surrounding properties with a view of the court site, and because the courts will be at a lower elevation than any of the ^{abutting} properties, this choice impacts the fewest adjacent property owners.
5. The Sea Oats site was planned and ~~approved~~ ^{approved} in November 1994 by a previous Board to include a soccer play area in the level grassy field, and a soccer goal was donated by an SSCA member; this area would be eliminated by the tennis courts. The wooded area immediately to the south was designated a quiet area.

Although the Hillcrest site ^{was} not the cheapest alternative, the Board felt that the seclusion and aesthetic considerations offered by this site outweighed the additional cost and ^{having} ~~the~~ courts at a less desirable location. ^{outweighed}

Oct / November 2000 --- The newsletter stated that the Hillcrest site had been chosen, the reasons for that choice were given, and the 2001 budget, containing costs for tennis court construction, ^{at Hillcrest} ~~was~~ presented. It was also stated that, if the budget was approved, permitting would begin and construction would start in early 2001. At the November 13 membership meeting, after extended discussion, the budget was approved by a vote of 49 to 12.

The January 2001 newsletter reported passage of the budget and construction preparations ^{at the Hillcrest site}. The appropriate information and applications for a conditional use permit were submitted to the Planning Board in February of 2001, and the Planning Board unanimously voted to recommend approval.

So, in short, information about the progress of the tennis court planning was discussed ~~at~~ member meetings ⁴ nine months before and in newsletters for seven months before submission of the final plans to the Planning Board ^{in Feb.}

And now, I'd like to turn the podium over to Paul Kapinos,
who will describe the site plans and specifications.