

# STOP THE PINWOOD SURF CLUB

## BAD FOR THE PINEY RIVER. BAD FOR HICKMAN COUNTY.

The proposed Pinewood Surf Club would convert a farm into a private resort that would include an ocean surf pool, an 18-hole golf course, and a resort development with 300 home sites. All of this would be adjacent to the pristine Piney River on land a large portion of which flooded in 2021. This concept would have significant adverse consequences for the river and the citizens of Hickman County.

### Environmental and Residential Concerns

- Besides the obvious negative impact to the river and its watershed, the Pinewood Surf Club is a bad idea. The mysterious unknowns make it even worse.
- During the 2021 flood, the public roads to the site were totally inaccessible by EMS vehicles. When it floods again, the individuals on site would not have access to emergency medical services.
- The developers claim they will raise the level of the developed property out of the flood plain. Even if this were possible, it would negatively effect flooding along the river – both upstream and downstream.
- The idea of a five-acre manmade reservoir perched inside a flood plain churning waves large enough to ocean surf is ludicrous on its face.
- The developers claim they will be good stewards of the land but they have proven otherwise. They have undertaken improper land-clearing activity on the banks of Piney River, and they have been ordered by the Tennessee Department of Conservation and Environment to cease such activity.
- The county has approved the lavish amenities as private amenities that would be for members (and guests of members) only. However, the developers communicated that homes could be operated as short term rentals like Airbnb, VRBO, etc. as a way to appear private without operating as such.



## Developer and Member Concerns

- The developers behind this project are hidden behind a web of companies based in south Florida. Information has not been provided about the source of initial funding for this development or the developers' track record.
- This is a private, members only club selling "founder" privileges for \$750,000 each before any construction starts. They say work will start once 40 or so "founders" have purchased.
- You will only be able to access the resort if you purchase a lot, get invited by a member or rent a multi-million-dollar home.

## Growth Concerns for Hickman County

- We all are for smart growth and development as well as bringing quality jobs and economic growth to Hickman county. But this is not smart growth.
- This project is contrary to the goal of maintaining the rural character of portions of the county that lie outside city limits.
- Hickman County has no urban growth plan to deal with such development. Consideration of this project should be shelved until the county has adopted an orderly plan for growth. It needs one, and the corporate limits of Centerville are the logical place to start.
- The logical next area would be the growth corridors along U.S. Highways 100 and 50 going eastward, and Interstate 840.
- It would set a horrible precedent. What would be next? Totty's Bend? Swan Creek Valley? Lowe's Bend.

Who is really behind it? How is it financed? How will the community be protected against project failure? Who is left on the hook when it fails?

**These are obvious questions that have not been answered.**

The last place to impose a luxury golf and high-end residential surf club would be in a farming community. The natural beauty would be forever marred, the supporting infrastructure doesn't exist, floods would inevitably occur, and water flow would be corrupted.

**SURFING IS FOR THE OCEAN AND THE INTERNET.  
LET'S KEEP IT THAT WAY.**

**JOIN US AND SAVE  
THE PINEY.**

