TASSEL RIDGE COMMUNITY MEETING



8.10.2023



PROCESS TO DATE

PROCESS MOVING FORWARD

- Stream Buffer Determinations Completed
- Boundary Survey Completed
- Conceptual Design Drafted (Will Review Tonight)
- Traffic Impact Analysis Drafted

WHY ARE WE ANNEXING & REZONING

The property is currently in the Town of Holly Springs ETJ.

Need to extend utilities (water and sewer to the site).

Want to change zoning to allow us to get enough units to fund utility improvements.*


- Finalize Traffic and Utility Studies
- Submit Sketch Plan to town staff (approx. 9.14.2023)
- Update and revise plans per staff comments
- Submit Zoning to town staff (approx. 9.22.2023)
- Work with town staff to update and revise plans per ordinance
- Planning Board Meeting (approx 1.23.2024)
- Town Council Meeting (approx 2.20.2024)
- Develop Construction Documents & Erosion Control Plans
- Construction will Not begin until Water and Sewer are available

What we'd like from the Community:

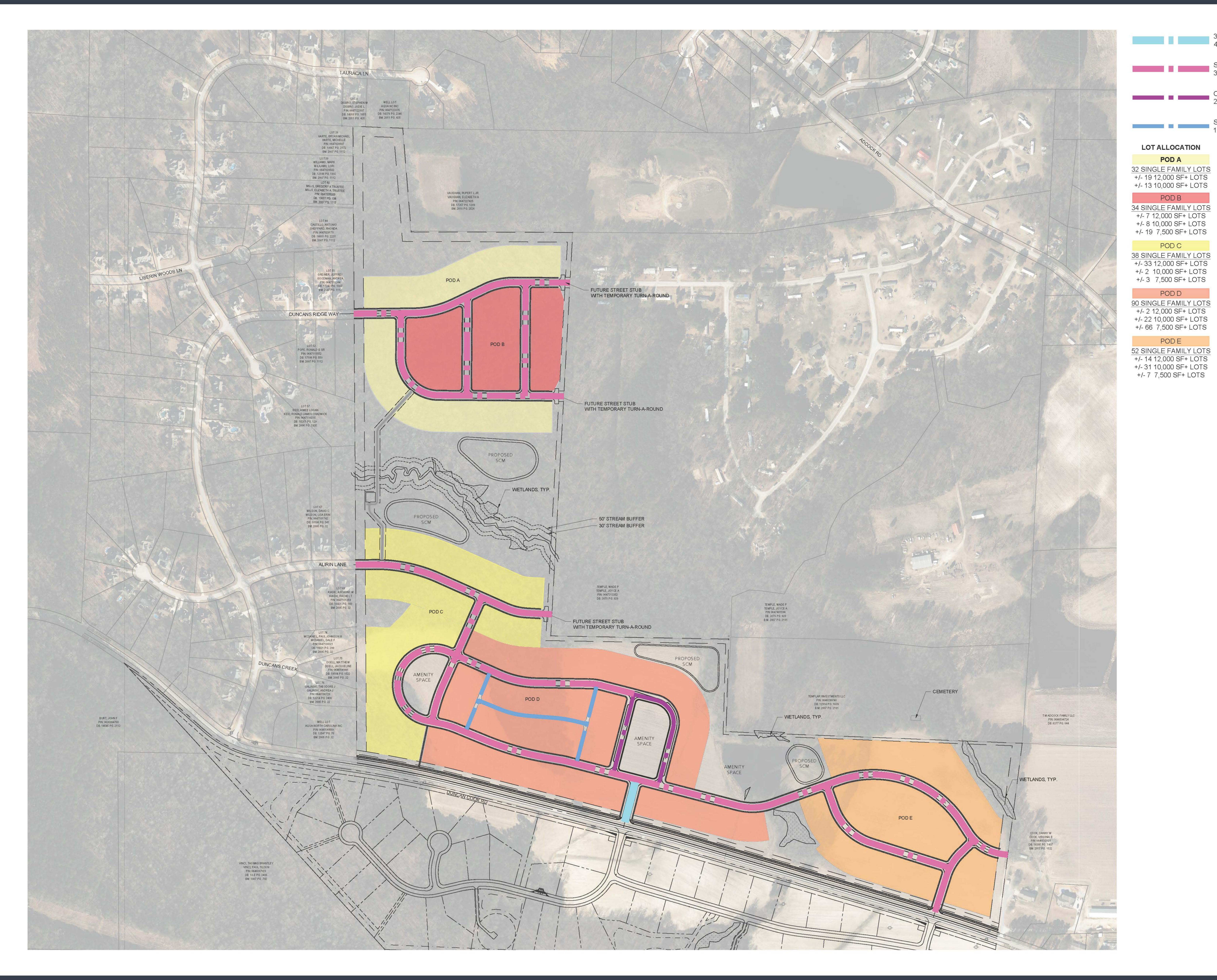
- 1. Feedback on our Zoning and Layout
- Comments Tonight
- katie@ganderdev.com

^{*}Proposed zoning results in 2.046 units/acre.

NEIGHBORHOOD CONTEXT



CONCEPTUAL MASTERPLAN



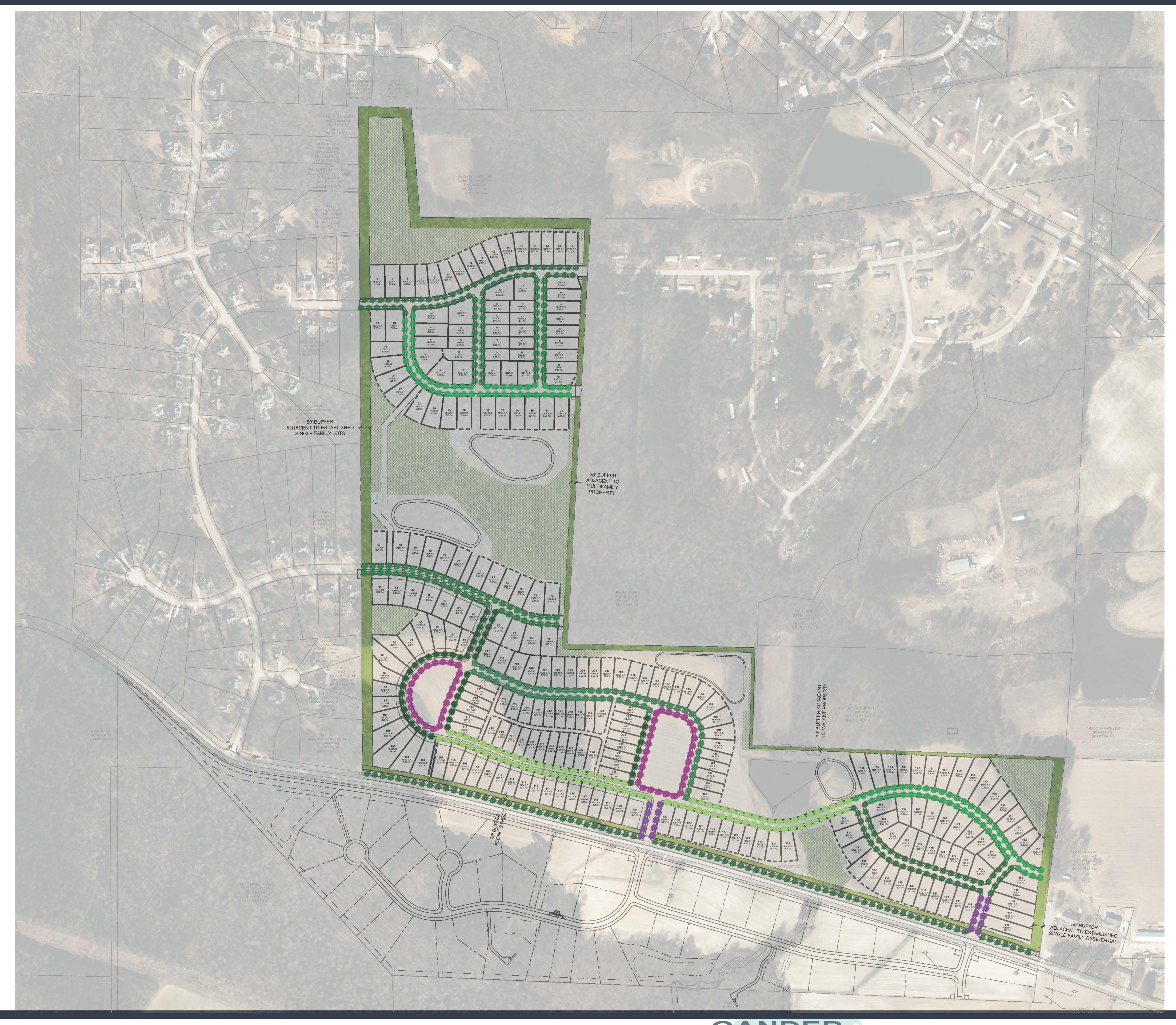
ONE WAY STREET WITH SINGLE SIDE ON-STREET PARKING 28' BB ON 52' ROW

POD A


PODB

POD C

CONCEPTUAL LANDSCAPE PLAN



CONCEPTUAL RENDERING



Amenities:
Pool
Dog Park
Pickleball
Playground