January 16th Gander Development Town Hall Questions

* Hi *Katie Hamilton*, thank you for hosting another town hall.
* First, I would like to express gratitude toward *Katie Hamilton* and Gander Development for considering some of the concerns shared at the previous town hall and making alterations. This is a significant improvement over prior plans, and I believe it will help alleviate some of the traffic and noise concerns.
* Of course, there are still several concerns shared by my neighbors and I about zoning, density, and traffic.
* (1.) It is my understanding that Gander Development is seeking “Suburban Residential Conditional Zoning” for Tassel Ridge to make it an Extraterritorial Jurisdiction (ETJ) of Holly Springs. Could you please explain what makes the zoning conditional, and how it follows with themes in the Holly Spring’s Unified Development Ordinance and Land Use Character Plan, such as “Lessen[ing] congestion in the streets” ([*UDO 1.4.1 - ‘Purpose’*](https://www.hollyspringsnc.gov/DocumentCenter/View/37678/Section-1-Purpose-and-Applicability)) and “adopt[ing] a “like vs. like” approach” ([*Land Use & Character Plan p99*](https://www.hollyspringsnc.gov/DocumentCenter/View/508/Land-Use--Character-Plan?bidId=)) to new developments?
* (2.) Based on Gander Development’s research, what percentage of traffic originating from Tassel Ridge do you anticipate will pass through Duncan’s Ridge, as opposed to existing egressing directly to Duncan Cook Road?
* (3.) It is my understanding that Gander Development has submitted to have a topcoat applied to the streets of Duncan’s Ridge. What is Gander Development’s reason for requesting a topcoat, and what is the level of confidence that it will be granted?
* (4.) The addition of a new and higher density development will increase traffic passing through our connected neighborhood. Based on Gander Development’s research, how will this increased traffic affect risks to pedestrians and other motorists in Duncan’s Ridge? With that, does Gander plan to support any road changes to mitigate this increased safety risk for Duncan’s Ridge residence?
* (5.) On behalf of the Duncan’s Ridge HOA, we would like to request that Gander Development consider the installation of a monument at the entrance of both Alirin Lane and Duncan’s Ridge Way. We believe this clear delineation would not only help orient people passing between our neighborhoods, but act as a visual reminder for residents of both neighborhoods to be courteous when walking or driving through the adjacent neighborhood.
* Again, I appreciate Gander Development hosting this town hall. Thank you *Katie Hamilton* for your time and answers.