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| **No.** | **+ or –****or A\*** | **Item** |
| 1 | - | ETJ - why is Holly Springs town allowed to extend so far South. Seems like expansion for tax purposes. |
| 2 | - | We still want a rural feel not Holly Springs town feel |
| 3 | + | Noise is being mitigated noise is being mitigated with a robust plan. |
| 4 | + / - | Home values will be a Push |
| 5 | - | They did reach out to Holly Springs. So, Holly Springs is aware of them. It's a timing issue for us to get in front of them. Names positions and contact information for all planning zoning board members, we need to get that. |
| 6 | - | They are standing on the town ordinance of more than five homes in a subdivision must have city sewer and water. Allowing for smaller lots. Much smaller maximizing smallest allowable lot sizes. They could increase the size of their lots. |
| 7 | - | The buffer areas for noise is only at certain sections of connecting or adjacent land we would like to see a noise abatement study that says this is the optimal solution. |
| 8 | - | They talked with potential home builders to quantify home prices being affected. We need to have some other assessment done that reflects lower prices not higher prices or similar prices. We're using a lot of their data points which is advantageous to them and not us |
| 9 | +  | Traffic impact analysis was done and changes to turn lanes were added. |
| 10 | - | They looked for endangered species and find any. It begs the question should we have our own study done maybe they'll find a spotted owl. |
| 11 | + | Their geotechnical surveys found no rock which means no blasting |
| 12 | + | The traffic light will be installed at the intersection of Duncan cook and Piney Grove wilbon roadsA left turn off of Piney Grove wilbon onto Duncan cook Rd. will be addedA left turn onto Piney Grove wilbon off of Duncan cook Rd. will be addedBuckhorn Creek to Duncan cook Rd. a large turn lane will be addedLeft turn lane off of Buckhorn Creek to center Creek Rd. Will be addedLeft hand turns into their sight will be added they didn't say where |
| 13 | + | They moved four lots from the South to the north to make roads from north to South. |
| 14 | + | They moved the noise generating areas the pool pickleball courts further away from us to help mitigate noise pollution |
| 14 | + | Architectural standards were upgraded to eliminate cookie cutter look. No two houses facets can be the same. |
| 16 | ??? | “Comprehensive plan goals that the town is doing “ Katie had that they're doing a lot of off site Rd. improvements which will help control traffic in the area |
| 17 | + | Only single player residential homes will be built to answer the like for like between their community and our community the largest lots will be directly adjacent to I couldn't tell where it was, but if they're by the road it it's still congested |
| 18 | - | “Since we're already today in Holly Springs ETJ" was said by Katie. So, cannot contest the ETJ. |
| 19 | + | They will have a lot of open space and tree preservation . They claimed this, however if they're removing all the vegetation as they stated I don't know how they're having tree preservation. It was contradictory |
| 20 | + | The multifamily identified on previous plat was referencing the already there trailers. |
| 21 | + / **A\*** | Define what percentage of the gander Ridge traffic is anticipated to be going through our community. Katie took an action on this |
| 22 | + / **A** | The top coat request. We pointed out that it's not a maintenance issue as they were verbalizing but it's a build quality issue not meeting the state Rd. standards which the state accepted at turnover from the privately owned to state owned road. Katie took an action to follow up with the NC dot to clarify that the road is not to standard and not a maintenance issue as they originally thought. |
| 23 | + / **A** | Risks to pedestrians. We asked are there any plans to mitigate risks to pedestrians such as speed bumps and signage. Katie stated we will add to conditional zoning and we will ask dot on the speed bumps. |
| 24 | + | We asked about monuments double sided sign for the hood entrance identification for both communities and Katie will look into that and most likely provide. |
| 25 | + / **A** | In their subdivision the east side roads will be stubbed. Change one to a culture SAC to direct other ways out of a potentially new hood. The idea is to mitigate more traffic coming through our neighborhood. They will look at this according to Katie. |
| 26 | + / **A** | Katie has promised to look into additional items to human factor traffic coming through our neighborhood |
| 27 | + / **A** | Katie is looking into the mid block stop between our two neighborhoods with the dot. |
| 28 | + / **A** | As for the third Rd. entrance from their subdivision to Duncan cook Rome they will look into the idea with the NC dot to get them to assess whether it can be moved down to the east to give them a third entrance because the proximity to Duncan's Ridge way was too close how close we don't know so that's what they're going to follow up with. The north-south road needs to have direct access to Duncan cook Rd. That was part of the discussion |
| 29 | + | The gander schedule for construction is a long way away according to Katie. They have not put in for zoning yet. February 2nd they intend to put in for zoning and their goal is for February 2nd. They they said they will be in front of council the council in June 18th following that will be the start of permitting processes. And sometime in 2025 construction starts I believe that's what was verbalized |
| 30 | + | Their site pump station must be installed before construction can start the town made them study three routes for a sewer removal in their February 2nd submittal their preferred route will be to the Elliott farm and all is predicated on them running their sewer line to the Elliott farm lift station. Their second and third option for running a sewer line was many miles away which would make the whole thing cost prohibitive. |
| 31 | + | The town told them they cannot tie into existing water line so they need to pull from the end of Duncan cook Rd. to their development and this is right at Piney Grove wilbon Rd. |
| 32 | + | The town told them that the long-range plan 10 to 20 years out would have water and lift station nearby to our community |
| 33 | + | Paul joked to go to septic lots and they could get a variance and she claimed it would be a hardship. So there is an option based on that comment that they could go to septic lots if they had to and they didn't get the Elliott farm lift station. This would mean larger lots and less traffic for us. |
| 34 | + | No construction vehicles will come through our neighborhood it's a commitment they made in August and they must all come off of Duncan Cook Rd. to get into their development |
| 35 | + | Their erosion control will be robust. They will have a silt fence, bags along the streams to catch silt until stabilization, additionally they took an action for civil to answer better at a future date  |
| 36 | - | Their runoff plan is not developed yet engineering is not yet engaged. The higher volume of water will not be quantified yet. It'll be higher based on removing foliage and creating hard surfaces the previous. Who does this? Environment engineering with MPDS and EPA involved? Water management plan will control it? Too many unknowns here |
| 37 | - | They said the town will approve erosion control methods that are constructed and signed off. NPDES needs a qualified environmental engineer to sign off. Is this from the Holly Springs folks? |
| 38 | - | Pre and post flow rates from the stream will be equalized according to their engineer. How is this possible? Hold back water and release slower as the engineer claimed. How is this possible? Retention pond? Giant cistern? Did not see this in any of the plans. |
| 39 | - | The engineering has not been done yet on crossing the Creek with the road. So, is this a culvert versus an installed bridge? It has not been evaluated yet. This is a risk to us because if it becomes cost prohibitive to put that bridge in or cross that Creek with a culvert then they could go back to plan a which is no Rd. north of South. |
| 40 | + | Katie promised to send the slide deck at the end of the meeting to everybody that was on her mailing list for emails. Have not received it yet. OK |

\* = Action Item