

## Developments Adjacent to Savannah Ridge – 9/3/2023

James Towler

### James Towler Report

With Orchard Woods being developed to our west (~35 homes), some were wondering if anything was imminent regarding the 30+ acres of open fields to the south of Savannah Ridge. It was rumored that the Orchard Woods developer was in the process of buying that land and changes were coming.

To learn more, a meeting was held with Councilwoman Phyllis Edson and Assistant City Manager Ryan Elam. From that meeting, we learned the following:

- There are currently no proposals in front of the City regarding the land to our south.
- The City's Master Plan does have both Kennesaw and Suwannee cul-de-sacs being converted into through streets. Both are officially considered "temporary turnarounds".
- No promises were made, but the City would be willing to consider a proposal that does not extend Kennesaw and Suwannee.
- Our best plan of action at this time is to engage the Developer.
- When the time comes, it will be very important for anyone concerned to show up at City Hall when a public meeting is held.

After the meeting with the City, we opened communication with the Developer (Daniel Villanueva). While his longer term desire is to acquire the land to our south, nothing is imminent. He has expressed a willingness to work with us going forward....to the extent doing so doesn't jeopardize his project. He is neutral regarding the extension of the two streets. At most, doing so would cost him one residential lot.

We also touched base with the landowner directly to the south of Kennesaw Ridge. As of now, they have no plans to sell. That said, it's possible a "crazy" number is put in front of them that might change their minds.

Regarding Orchard Woods, the Developer indicated the infrastructure should be complete this fall. Home construction would begin once he gets the necessary permits. Also, the Piedmont extension will likely be completed this fall.

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In summary, nothing is imminent regarding the land to our south. We hope to be in position to know early on if/when that changes. At that time, it will be very important for us to make a strong showing at City Hall.