

Bannerman and Thomasville Road Area Development News
(All Information is Subject to Change)

January 27, 2020

Residential at Bannerman Crossing

- Phase I: 18 Detached homes (see attached drawing) in the \$450,000 to \$550,000 price range, each about 2,600 sq. ft., built around “pedestrian green” (see attached map)
- Summit hopes to start laying slabs in the next 3-4 weeks
- Models ready in summer 2020; move in third quarter, 2020
- Phase II development which would be the “Side Porch and Double Gallery Homes” (see attached map) will depend on the success of Phase I

New Retail at Bannerman Crossing (100% leased at the moment)

- Morrow cleaners (all actual cleaning done off-site)
- Dick’s Wings and Grill
- Prepared Table (cooking classes and supplies/equipment)
- Southern Pines Men’s Store

Commercial/Retail Yet to Come

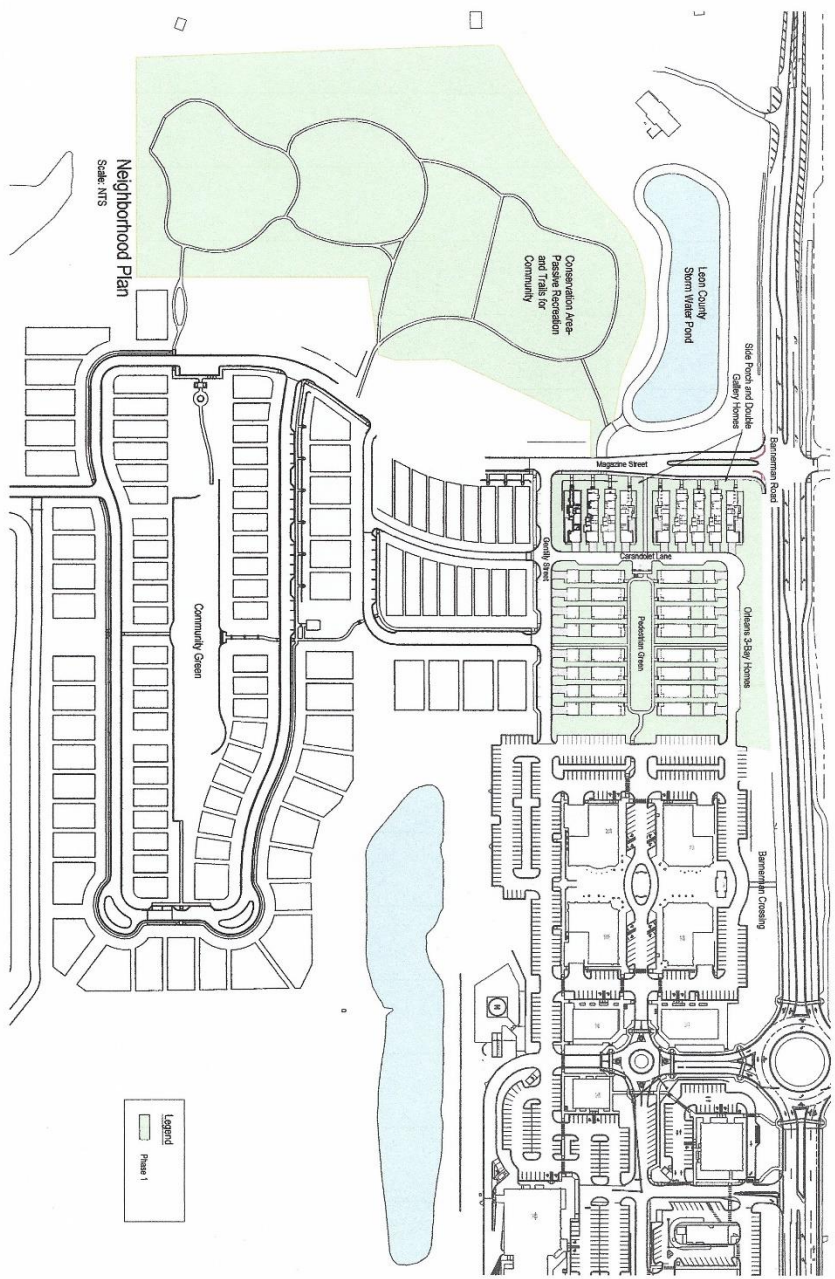
- Pet Grooming and Kennels (across from the Dog Park and Community Center)
- Dental Offices on East side of Thomasville Rd., South of Verizon
- Lot on Bannerman, North side has sold (possibly Aldi Grocery Store – not confirmed)
- Indoor Storage Facility (SW corner Velda Dairy and Bradfordville Rd., behind the Veterinary): No activity

Other Residential

- Chastain Manor (behind Shell, NE corner on Bradfordville Rd and Bull Headley); access road just cut into development from Bradfordville Rd, 80 single family homes on 33 acres. The southern portion of the site is zoned Lake Protection Node, the southeast portion of the site is zoned Residential Preservation and the north portion is zoned Lake Protection.
- South of Bull Headley and Bannerman - Adjacent to SummerBrooke. The Northwest portion [31 acres] of this 68 or acre parcel [106 lots] was rezoned from LP [Lake protection] LPN [allows for some retail and commercial development] in July 2018. No activity (same developer as Welaunee Plantation, 7,000 acres off Fleischman Rd.)

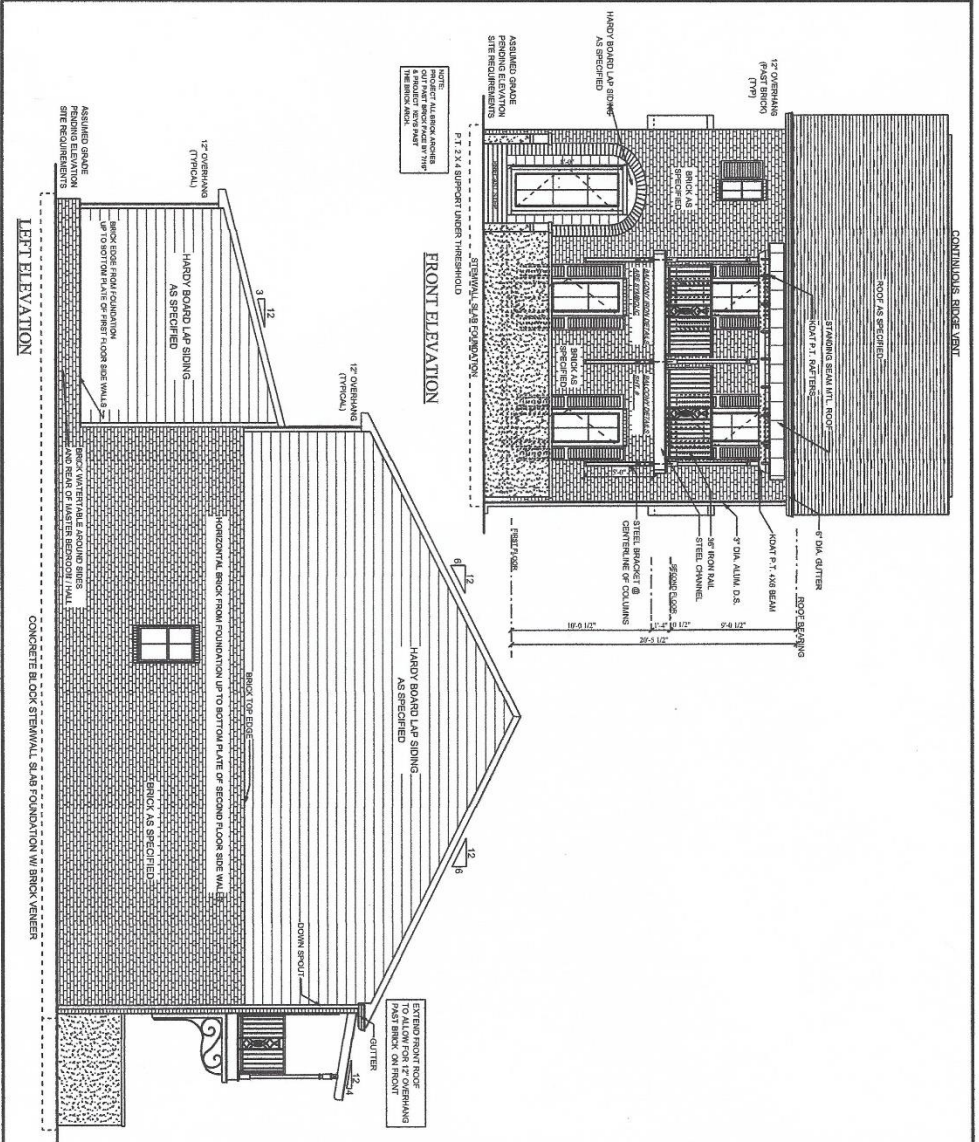
Other Notes

- Further development of programs/activities at the amphitheater in Bannerman Crossing is in process
- Various lots (1) next to/near DQ and (2) on Bannerman between Thomasville Rd and Meridian under discussion for sale/zoning changes
- NE Park is a 100-acre parcel located at the corner of Proctor Road and Thomasville Road. 55 acres are anticipated to hold activity-based facilities (playground and activity fields), 45 acres of the park are anticipated to be set aside as a passive park (trails and green space). A number of Trails are now open.
- Detailed information about various Tallahassee-Leon County development projects at <http://blueprint2000.org/>, next meeting January 30, 3:00, Tallahassee City Commission Chambers, 300 S Adams St. (Second Floor)



Neighborhood Plan
Scale: NTS

Legend	
[Symbol]	Phase 1



<p>Pennworth Homes 5001 Land Lot 8 Blvd Bannerman Commons Bannerman Forest LLC Heated Living Area Ground Floor: 1301 Second Floor: 1092 Total Heated: 2393 Non-Heated Living Area Other: 20 Other: 20 Total UR: 2652</p>		<p>EXHIBIT 7-A BANNERMAN COMMONS BANNERMAN FOREST LLC HEATED LIVING AREA GROUND FLOOR: 1301 SECOND FLOOR: 1092 TOTAL HEATED: 2393 NON-HEATED LIVING AREA OTHER: 20 OTHER: 20 TOTAL UR: 2652</p>	<p>AREA NOT YET PORCH GARAGE 674 OTHER PORCH 180 OTHER STPS 28</p>	<p>CONSTRUCTION AREA</p>	<p>REV.# REV. DATE DRAWN BY: B. MCENTURFF</p>	<p>DISCUSSION OF REVISION:</p>	<p>FRONT AND LEFT ELEVATIONS</p>	<p>SCALE: 1/4" = 1'-0"</p> <p>DATE: October 15, 2018</p> <p>PAGE: 1</p>
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CONSTRUCTION PLANS