

**ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT**

**Craig N. Benedict, AICP, Director**

**Current Planning  
(919) 245-2575  
(919) 644-3002 (FAX)  
www.orangecountync.gov**



**131 W. Margaret Lane  
Suite 201  
P. O. Box 8181  
Hillsborough, NC 27278**



January 29, 2018

**NOTICE OF NEIGHBORHOOD INFORMATION MEETING FOR THE  
MORGAN RIDGE SUBDIVISION**

Dear Property Owner:

You are receiving this letter because Orange County tax records indicate that you own property near the Morgan Ridge subdivision. Section 2.15.2 (D) of the Orange County Unified Development Ordinance (UDO) requires a notification to landowners within a thousand (1,000) feet of the Morgan Ridge subdivision.

On December 15, 2017, the developer of the Morgan Ridge subdivision submitted an application to provide a public road connection to Jones Ferry Road (SR 1942) through a .65 acre portion of the property located in Orange County's jurisdiction. This connection would serve a 52-acre 16 lot single-family subdivision currently being reviewed by Chatham County. This request requires approval by the Orange County Board of Commissioners (BOCC).

**Morgan Ridge Subdivision Summary**

The property is located in Bingham Township along Jones Ferry Road at the Orange/Chatham County line. The property is further identified as Orange County Property Identification Number (PIN) 9757-30-2873. The developer, Jones Ferry Properties, LCC, proposes to dedicate a 50' wide public right-of-way and extend 89 linear feet of 20' wide paved public roadway (proposed to be named Morgan Ridge Way) to connect to Jones Ferry Road (SR1492). The Orange County portion of the property is zoned Agricultural Residential (AR), and within the Haw River Protected Watershed. All 16 lots will have individual well and septic systems. See attached subdivision plans and below for more details.

The **Neighborhood Information Meeting (NIM)** to discuss the proposed road extension for Morgan Ridge is scheduled for:

**Date: Thursday, February 15, 2018  
Time: 7:00 to 8:00 p.m.  
Place: Orange County West Campus Office Building  
Basement Conference Room (Room 004)  
131 West Margaret Lane  
Hillsborough, North Carolina 27278**

The purpose of the Neighborhood Information Meeting is to provide an opportunity for you to ask questions about the revised subdivision. At the meeting, the Orange County Planning Department staff will describe the subdivision review process and answer questions regarding the land subdivision process. After the NIM, the Planning Board will review the revised plans at their March 7, 2018 regular meeting. The request will then be heard by the BOCC at their April 3, 2018 meeting. You will receive separate notices of these meetings.

Please refer to the enclosed map and contact the Orange County Planning Department if you need additional information. A staff member may be reached at 919 245 2575.

Sincerely,

Patrick R. Mallett  
Planner II

Attachments: Morgan Ridge Subdivision Plans; and WCOB Direction Map.  
CC: File.