

Community Meeting Report Form

REPORT OF DEVELOPMENT INPUT MEETING REQUIRED BY THE CHATHAM COUNTY SUBDIVISION ORDINANCE

To: Kimberly Tyson, Chatham County Subdivision Administrator/Planner II

Subdivision Name: Morgan Ridge Phase 2

Approximate Location (or Address): 4074 Jones Ferry Road

Proposed Number Lots: 36 Residential (Y/N): Y

The undersigned hereby certifies that the required sign(s) was posted on the property proposed for subdivision, on each road frontage of said subdivision on (date) April 30, 2019.
A photo of the sign posted is recommended to be attached to this form.

The meeting was held at the following time and place: May 22 from 5:00 to 7:00 pm
Opus financial Advisors, 4421 Manns Chapel Road

The persons in attendance at the meeting: **See attached Attendance sheet**

The following issues were discussed at the meeting (**Attach additional sheet(s) if needed**):

See attached

As a result of the meeting, the following changes were made to the subdivision proposal (**Attach additional sheet(s) if needed**):

Increased the natural space buffer adjacent to existing homes

See the Developer Response on attached sheet.

Date: July 10, 2019
Applicant: Morgan Ridge Partners, LLC
By: Warren Mitchell

Please submit this Report to the Chatham County Planning Department located at 80-A East Street or mail it to Kimberly Tyson, Subdivision Administrator, PO Box 54, Pittsboro, NC 27312-0054. If you have any questions, please contact Kimberly Tyson at (919) 542-8283 or kimberly.tyson@chathamnc.org.

The following was discussed at the meeting:

1. Neighbors said they would like high speed internet. They asked if we could make the request and try to get ATT or Spectrum high-speed / fiber optic to Emily Lane.
2. Neighbors are all united that ANY VEHICLE OR PEDESTRIAN ACCESS to their neighborhood will be vigorously resisted. The developer cannot make a connection and will resist any stub-out to Emily Lane.
3. The neighbor closest to lots 24+25 (Suzanne and Richard Parr; 396 Emily Lane) would like a larger buffer between these houses and the common property line. Please read his letter included with this document.
4. Septic Fields – proximity to Emily Lane
5. Wells – aquifer – will the new wells affect the water table for wells in Emily Lane
6. The neighbors don't want a natural area between lots 11 + 12 to indicate pedestrian access that will lead to trespassing to Emily Lane.
7. Trash and Construction traffic on Emily Lane. What can be done to separate Morgan Ridge from Emily Lane. Absolutely no construction traffic can come down Emily Lane.

Developer Response:

1. We will do our best to ask ATT or Spectrum to bring high speed internet to the Emily Lane through Morgan Ridge Subdivision. We will have to carefully coordinate any proposed easement since some existing neighbors consider any access or connection to Emily Lane unacceptable.
2. We will resist any access or connection to Emily Lane. Our project cannot legally be connected to Emily Lane without approval of all Emily Lane residents since Emily Lane is a private road.
3. We moved the 2 proposed cul-de-sacs about 100 feet away from the common line with existing Emily Lane residents. We now provide a 100-foot natural space buffer between the Paar's property and the proposed homes on lots 24 and 25. Additionally we will place an additional 50-foot wooded buffer on the back of lots 24 and 25 for a combined wooded buffer of 150 feet. The suitable septic fields for these lots is closer to the Paars' lot but there are no homes or development to see behind the septic field areas.
4. There are 4 fields close to Emily Lane for lots 12,13,14, and 15.
5. We have decided to construct a community well + distribution for the subdivision instead of individual wells for each home. The community well is approximately 850 feet away from the common property boundary with the existing neighborhood.
6. We removed the common natural space access from proposed Ivy Ridge Road. Only lots have access from the proposed cul-de-sac now.
7. We can post no trespassing signs along Emily Lane and from the development side of the boundary. We don't expect any construction vehicles to use Emily Lane. We are open to any ideas that may help prevent anybody for any purpose from using Emily Lane to access this property.

May 22, 2019

Mr. Warren D Mitchell,

My name is Richard Paar. My wife, Suzanne and I are the owners of 396 Emily Lane, one of the properties directly abutting the southern property line of Morgan Ridge Phase II. When we purchased the mostly undeveloped 8.88 acre lot in 2011, we were drawn by Emily Lane's quiet, rural feel – the large, well-treed lots provided natural buffers between houses and a feeling of privacy and serenity pervades the neighborhood. We had both recently retired and were looking to build an age-in-place retirement home close to three grandchildren in Cary. That the land to our north was held in a trust seemed to indicate delayed development --- later the county designation as a Conservation area boosted our hopes.

We are both very concerned about man's impact on the global climate and sought to minimize our individual impact as much as possible by choosing an energy-efficient green building solar design. The resultant home is certified as a Gold Level Green Home and the National Association of Home Builders awarded it the 2012 Green Home Project of the Year.

Although our lot is just shy of 9 acres, the cleared area is less than an acre and a half – instead of large lawns, we have wildflower meadows. In the end, we created our own little oasis, a clearing in the forest where we relish the proximity to the natural environment. We have seen barred owls and red-shouldered hawks hunt our back yard – it is frequently possible to hear only the birds, the wind, and the wild without a single man-made sound. For us, the neighborhood has certainly delivered on the promise of privacy and serenity. It was this pursuit of our dream that brought us to Emily Lane; other dreams brought other residents.

A retiring Cornell professor / UNC alumni chose Emily Lane because he needed the space to erect an aviary to house his collection of falcons, owls and hawks. Now some 23 birds of 16 species (including a trio of 4-week-old Harris Hawk chicks) are US Fish & Wildlife Service authorized residents on Emily Lane. Other dreams have included the space to keep other animals – chickens are popular with many, but we've also had ducks, goats, sheep, oxen, ponies, an emu and most probably others. We are a diverse group who have chosen to leave the oppressive densities of most suburban developments in favor of the peace, quiet, privacy, and lighter regulation to be found on large lots away from the crowds.

Enter Morgan Ridge Phase II and suburbia comes crashing down on Emily Lane. Combined with Phase I, 52 homes are proposed to be built to our immediate north. This raises significant concerns, including :

The topography of the land in the lower half of the Morgan Ridge property slopes to the south southeast directly towards Emily Lane – what will be done to manage the potential negative aspects of ground water drainage due to land clearing and road construction? The two proposed roads terminate in cul de sacs about 75' and 125' from Emily Lane property lines – where does that drainage go?

This development is going to add 52 new wells on the aquifer. Has the environmental impact of these new wells on the aquifer been investigated? What is the impact to the existing Emily Lane wells?

Why is the minimum lot size in Phase II half of that of Phase I? Why are you trying to cram so many houses onto this property?

But mostly, I would like to know why the Proposed Morgan Ridge Phase II Development has significant buffers to the east and west, but absolutely none to the south. Currently, our closest neighbor is approximately 600' away - if this goes through as proposed, my wife and I could wind up with as many as seven houses within half that distance. Include in that the septic fields of three of them - all within 300' of our property line. Looking at the northern boundary of the Emily Lane Neighborhood as a whole, there are thirteen Morgan Ridge lots that fall within 300' of our collective property lines. Think of it - more than a third of the Morgan Ridge Phase II homes fall within one football field of Emily Lane properties.

That's some pretty rude planning.

If we were a neighborhood of design and density similar to Morgan Ridge, this would probably not have as significant of an impact. But the differences between Emily Lane and Morgan Ridge are night and day, rural and suburbia.

And I have to admit, having the septic fields for a third of the homes within 300' of the Emily Lane property lines seems an apt metaphor for what the Morgan Ridge Proposal would do to our neighborhood.

As stated in the 2017 Plan Chatham which guides development in the county, "Preserving rural character was identified as the most important goal during the planning process. Rural character means different things to different people. For some, it is clean water, forests, and wildlife. For others, it is scenic beauty or a lifestyle that includes privacy, peace and quiet."

Because of the above issues, and in keeping with the spirit of preserving the rural character of the county for the Emily Lane Neighborhood, we are requesting that a 150' natural tree buffer be set aside between the aggregated lot lines that form the northern border of the Emily Lane Neighborhood and the lot line(s) of the nearest proposed home site(s).

I also request that this copy of my comments be included with the documentation of this meeting

A handwritten signature in black ink, appearing to read 'Richard W Paar', with a long horizontal line extending to the right.

Richard W Paar

John E and Robin B Parks
479 Emily Lane
Chapel Hill, NC 27516

Lewis Metty Development Inc.
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Wyndell Merritt
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847 Emily Lane
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Warren Mitchell
104 Amber Wood Run
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117 Henry Court
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Russell and Lauren Kemp
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246 Emily Lane
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George W Barrett
190 Storybook Farm Lane
Chapel Hill, NC 27516

Patrick and Zamira Gleason
615 Emily Lane
Chapel Hill, NC 27516

George W Barrett and
Kathleen Andrews
190 Storybook Farm Lane
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Lisa B Hightow-Weidman and
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