

# 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: Pyewacket Subdivision

Approximate Location (or Address): across from 3907 Jones Ferry Road

Proposed Number Lots: 93 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) Thursday Jan 07, 2021.  
**A photo of the sign posted is recommended to be attached to this form.**

The meeting was held at the following time and place: January 28, 2021: zoom call from 2:00 to 3:00pm and physical mtg. at Briar Chapel Park (1015 Andrews Store Rd) from 4:00 to 7:00pm

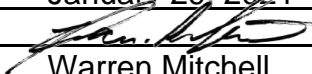
The persons in attendance at the meeting: **See attached Attendance sheet**

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**):

\_\_\_\_\_

Date: January 29, 2021  
Applicant:   
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](mailto:kimberly.tyson@chathamnc.org).

The following items were 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 requested that no pedestrian or vehicular access be made to the greater Emily Lane neighborhood.
3. Wells – aquifer – will the new wells affect the water table for wells on and around Emily Lane. A few wells in the neighborhood have low yield already.
4. One neighbor on Jones Ferry Road near the proposed entrance is looking forward to having the new subdivision roads to walk in where it will be safer than walking on Jones Ferry Road.
5. What will be the price point of the proposed homes?
6. Is there any way to ask the NCDOT to post a lower speed limit than the current 55 mph for Jones Ferry Road?

Developer Response:

1. We will continue to make the request and work with ATT or Spectrum to bring high speed internet to the Emily Lane neighborhood through the proposed Morgan Ridge Subdivision. ATT and Spectrum have indicated that they will carry their service to Emily Lane in an easement being proposed. The HOA president for Emily Lane is talking with these utility providers.
2. There is no plan to connect to Emily Lane and there is no access currently. No connection (pedestrian or vehicular) can be made without approval of all Emily Lane residents since Emily Lane is a private road.
3. We have proposed a community well + distribution for the subdivision. The main proposed community well near the community clubhouse is approximately 2000 feet away from the common property boundary with the closest existing neighbor. A second well must be provided (which is shown closer to the existing neighbors). Two wells are required for a community system serving more than 49 homes.
4. Yes, it seems like a positive result for many.
5. The price of the homes will probably start in the \$500K's and the size of the homes will probably start around 2600sf.
6. We can ask NCDOT to review this issue but we don't expect any revision to the speed limit for Jones Ferry Road.

PREWACKET Neighborhood Mtg.

January 28, 2021

AMPAD™

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Cerina Ziemke	919 9436433	191 Rain Lily Trail	cerigzie@gmail.com
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