

From: <[lharber@nc.rr.com](mailto:lharber@nc.rr.com)>  
Date: Thu, Oct 21, 2021 at 6:03 PM  
Subject: Concerns regarding the Pyewacket subdivision  
To: <[james.baca@gmail.com](mailto:james.baca@gmail.com)>

Jim:

I noticed a link for sharing feedback on the Chatham Planning meeting page so I sent the comments [below](#). Hopefully that will make my concerns part of the official record of the 11/2 meeting. Feel free to reiterate these concerns during the actual meeting. Also shared below are the concerns that I emailed prior to the Orange County meeting back in May. I will encourage my neighbors to attend the 11/2 meeting. Thanks for taking an interest in preserving what makes living out here enjoyable.

To whom it may concern:

As I cannot attend the meeting on November 2, I would like to communicate my concerns about the negative impacts of the Pyewacket subdivision on the property owners in Orange County living near the proposed development. My primary concerns, outlined below, are ensuring an adequate supply of ground water and the safety issues created by additional traffic.

### **Water supply**

Although the developer modified the plan to remove the community well in Orange County, I noticed that the GMA report identifies the Orange County site as a potentially good site for a community well. Can we be guaranteed that the developer will not place a community well in Orange County if it happens that they cannot locate the water that they need in Chatham?

Can someone from the NC Division of Water Resources Ground Water Management be available for a neighborhood meeting to discuss our concerns over limited ground water supply? How much development in this area is sustainable in terms of meeting the current/future needs for water? Typically neighborhoods of this size/scale—many large houses on small lots—are built where there is access to city water and sewer and other infrastructure designed to support such density.

### **Traffic**

The developer estimates that the Pyewacket subdivision will generate about 900 car trips per day. The same developer will be contributing even more traffic from the 50+ houses in the adjacent development, Morgan's Ridge Phases 1 & 2. Although these subdivisions are in Chatham, most of the traffic will be traveling on Jones Ferry Road across University Lake into Carrboro-Chapel Hill—a narrow, two-lane stretch of road that is shared with cyclists, myself included. When Nine Gates was developed, the developer installed a left-turn lane on Jones Ferry Road—given the estimated number of car trips for this subdivision, it would seem that something similar would be in order. What plans does the developer have to mitigate the impact of the traffic created by Morgan's Ridge and Pyewacket?

Respectfully,  
Lucy Harber  
3520 Moonlight Drive  
Chapel Hill, NC 27516

**From:** [lharber@nc.rr.com](mailto:lharber@nc.rr.com) <[lharber@nc.rr.com](mailto:lharber@nc.rr.com)>

**Sent:** Tuesday, May 4, 2021 11:12 PM

**To:** '[planningboard@orangecountync.gov](mailto:planningboard@orangecountync.gov)' <[planningboard@orangecountync.gov](mailto:planningboard@orangecountync.gov)>

**Subject:** May 5 board meeting; concerns regarding the Pyewacket subdivision

I am writing to communicate my concerns about the negative impacts of the Pyewacket subdivision on the property owners in Orange County living near the proposed development. My primary concerns, outlined below, are ensuring an adequate supply of ground water and the safety issues created by additional traffic.

### **Water supply**

Why should Orange County permit a developer to install a community well on a small parcel of land in this county, drawing from a limited supply of groundwater, to serve homes located in Chatham County?

Are there any monitoring wells in Orange or Chatham that could supply data about the availability of ground water in this area?

Can a staff person from Orange County or the NC Division of Water Resources Ground Water Management be available for a neighborhood meeting to discuss our concerns over limited ground water supply?

### **Traffic**

The developer estimates that the Pyewacket subdivision will generate about 900 car trips per day. The same developer will be contributing even more traffic from the 50+ houses in the adjacent development, Morgan's Ridge Phases 1 & 2. Although these subdivisions are in Chatham, most of the traffic will be traveling on Jones Ferry Road across University Lake into Carrboro-Chapel Hill—a narrow, two-lane stretch of road that is shared with cyclists, myself included.

Neighborhoods of this size/scale—many large houses on small lots—should be built where there is access to city water and sewer and other infrastructure designed to support such density. If the developer were seeking approval to build the Pyewacket subdivision on the Orange County side of the county line it would be denied. Orange County and its residents gain nothing from supporting this development.

Lucy Harber  
3520 Moonlight Drive  
Chapel Hill, NC 27516

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Dear Ms. Tyson and Mr. Sullivan:

I am writing to share my concerns about the negative impacts of the Pyewacket subdivision on the property owners in Orange County living near the proposed development. My primary concerns, are ensuring an adequate supply of ground water and the safety issues created by additional traffic.

### **Water supply**

Although the developer modified the plan to remove the community well in Orange County, groundwater does not recognize county lines. The GMA report identifies the Orange County site as a potentially good site for a community well. Thus there is potential that the developer will place a community well in Orange County.

We need someone from the NC Division of Water Resources Ground Water Management to attend a neighborhood meeting to discuss our concerns over limited ground water supply. Typically neighborhoods of this size/scale—many large houses on small lots—are built where there is access to city water and sewer and other infrastructure designed to support such density.

### **Traffic**

The developer estimates that the Pyewacket subdivision will generate about 900 car trips per day. The same developer will be contributing even more traffic from the 50+ houses in the adjacent development, Morgan's Ridge Phases 1 & 2. Although these subdivisions are in Chatham, most of the traffic will be traveling on Jones Ferry Road across University Lake into Carrboro-Chapel Hill—a narrow, two-lane stretch of road that is shared with cyclists, including myself. The increase in traffic is a huge concern. When Nine Gates was developed, the developer installed a left-turn lane on Jones Ferry Road—given the estimated number of car trips for this subdivision, it would seem that something similar would be in order. It is important that the developer offers plans to mitigate the impact of the traffic created by Morgan's Ridge and Pyewacket?

Sincerely,

Sarah J. Carrier  
3705 Moonlight Dr.  
Chapel Hill, NC 27516  
919-559-8180

**WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Planning Staff,

I'm writing to give feedback with regards to the Pyewacket Subdivision. I'm not happy with the proposed road behind Kieran Lane. This road will negatively impact my residence because of the sounds and lights from the 92 houses worth of traffic. This will also negatively impact my commute to UNC Chapel Hill with the additional traffic this subdivision will generate. Additionally, I'm not happy with the amount of traffic and noise the construction itself will generate. I'm hoping my feedback will be considered by the board in their decision-making process.

Thank you,  
Guillermo Rodriguez, Ph.D., M.F.A.  
2750 Kieran Ln  
Chapel Hill, NC 27516

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Orange co resident across road from subdivision I did not see option to raise hand  
Concern

Reviewed prior proposal to orange co the proposed plan removed clubhouse but added significant number of houses

Concern for ground water supply. We have had residents in turkey run subdivision who had to redrill wells during drought. Concern with the drain on water supply At that time I requested if the HOA would not allow for individual swimming pools.

What is the environmental damage to clearing wooded area with these small lot sizes and number of houses Consider larger lot keeping trees and higher quality houses for profit

Jean Harry

11/1/2021

To the Planning Board of Chatham County,

I'm writing to share my unhappiness with the proposed Pyewacket Subdivision. I will be sharing issues in four major categories. The categories are procedural, streets/traffic, construction noise and septic/water.

With regards to procedural issues, I'm very unhappy with the fact that neighbors bordering 400ft of the proposed Pyewacket Trail road in Orange County have not been notified. This development will only have one entrance, and all of the neighbors that border the proposed road should be notified including Orange County homeowners. This proposed road will impact them the most, and as such, they should be notified. I know of two neighbors in my cul-de-sac that are within 400ft of the proposed road that have not been notified. The current set of neighbors notified might be in line with the technical requirements but not the intention of the law. I ask for all neighbors bordering 400ft of any land proposed for use of this subdivision to be notified going forward. Additionally, I don't like that approval of this subdivision starts dictating layouts in Orange County without approval from their planning committee. I say that for two reasons: 1) for lack of Orange County Planning Board oversight and 2) implicit use in further Orange County development. I'll go into these a bit more.

On point one: In talking to Orange County Planning, they said that they have no oversight because there are no proposed structures for the land that the Pyewacket Trail will be placed upon. As a result, the minute *this* Board approves the subdivision, the public Pyewacket Trail road can go in as it would be classified as a road to an existing subdivision and not a new one. This is despite it being painfully obvious that it's a new subdivision. This is skirting the intention of law due to the county lines and separate properties.

On point two: The adjacent land to the proposed Pyewacket Trail road in Orange County is currently vacant. The proposed Pyewacket Trail road may end up being used by other future subdivisions and it will have never been approved by the Orange County Planning Board. Given these two points Chatham County is actively planning what happens in Orange County. I ask the Board to consider how they would feel if the reverse was happening. How would you feel if the Orange County Planning Board was implicitly dictating planning in your county?

On the topic of streets and traffic. Along with many of my neighbors, I selected to live out here for the beautiful landscape, trees, wildlife and space. I love seeing the deer, and turtles and listening to the woodpeckers and owls I hear from my house. I specifically made a choice to avoid living in a densely packed subdivision and wanted more space between neighbors. When I selected my home, I bought it thinking that the combination of the intermittent stream, conservation efforts and county lines would mean it would give my lot a buffer in the adjacent lot behind my home. And thus, the land up to the creek behind my house would be left in its natural form. I didn't move out here to have a 92 housing subdivision with 900 car trips a day occurring behind my house right on the other side of the border. That is not including whatever other future subdivisions will be connected to this street in Orange County. That's a huge

undeveloped space and we will end up with much much more traffic on this road. My house and my neighbor's house are the only two properties that will not have what I will refer to as a double buffer from proposed streets. All other existing houses have a double buffer where both adjacent subdivisions have space keeping them insulated from each other in addition to houses reducing street traffic noise. The Enclave at Jones Ferry is not getting this insulation on the back side. While all neighboring houses of the proposed Pyewacket Subdivision will be impacted by the sounds of traffic, my house and my neighbor's house have it the worst because literally every single car must pass through the currently proposed Pyewacket Trail road behind our houses.

I know an ecological impact report has been completed, but with 900 car trips a day driving through the back, I probably won't see nearly as many deer grazing through my yard as they tend to come from the treeline and would presumably be scared away by the cars. I don't like the sound that will accompany all the traffic behind my house. Due to the stream features, fences are likely not suitable for keeping noise out while also going against the goal of people selecting to live out in nature. I get enough sound already from Jones Ferry on the front side of my house. I don't like that when every winter arrives the trees will thin out and I'll have a view of the traffic and have headlight glare that will come through as well.

I don't like all the additional traffic this will create on Jones Ferry as it already has a noticeable amount of more traffic from when I moved here. I could not find any long or short term plans to accommodate the increased traffic that Jones Ferry road will have to support. And it's not just cars vying for road use, there's also a lot of cyclists and even pedestrians. I also don't like that my house becomes more accessible from the backside as there have been break-ins in the area.

Orange County residents shouldn't have to live with deficiencies of planning when the developer could have planned this as a phase 3 of Morgan Ridge and minimized impact and avoided crossing county lines. Pyewacket Trail road makes my house less desirable and diminishes its value. I also don't like that my property taxes will go to upkeep a street that I don't like for a type of community that I never wanted to be in. I don't like that this subdivision is being considered by Chatham County when the one and only entrance is in Orange County. Orange County has no long range plans for this area. This development is unpopular in Orange County as it only has downsides for them. Chatham County gets all the tax benefits from these homeowners and Orange County neighbors have to deal with all the negative downsides.

On the topic of construction. The proposed subdivision is very large and therefore will take years to complete. In other words, neighbors will have to hear the sounds of construction for a very long time. Also, the order in which these subdivisions (Morgan Ridge Phase 1, Morgan Ridge Phase 2 and Pyewacket) are being built is wrong. These subdivisions should have been constructed in an order to minimize disturbance to existing neighbors. It feels as though the developer has painted himself into a corner and we have to permanently live with the negative ramifications. More directly stated, the proposed Pyewacket trail road in Orange County is not needed as a road could be constructed in its entirety in Chatham County from Morgan Ridge

Phase 2 to Pyewacket, which is really Morgan Ridge phase 3. I'm also concerned that the proposed Pyewacket Trail road will also be used as a route for Morgan Ridge phase 2 construction as it is close in proximity. Constructing 92 houses is a lot of noise by itself. If construction traffic for Morgan Ridge Phase 2 goes through the proposed Pyewacket Trail road, there will be an additional 36 houses of construction traffic to contend with. This will mean the proposed Pyewacket Trail road will be used to build 128 houses which could take almost half a decade to complete. Why is this being constructed this way? Why do Orange County residents have to be negatively impacted by construction in Chatham County for such an obscene amount of time?

With regards to septic, there have been complaints in the triangle with subdivisions that have communal waste handling. I want to ensure that each lot will have its own dedicated septic system, and there won't be any communal sharing as I've heard of other communities having issues with strong odors when shared.

With regards to water, I am not happy with how much water will be used in the neighborhood. I've read the Ground Water Associates Report which left me with questions. Specifically what happens if too much water is used and it negatively impacts my well or other existing wells? Municipal water will not be provided to my area from Orange County as it's classified as a Rural Buffer District. Their ordinance's planning says "Urban services, including water distribution and sewage collection mains, are not likely within 10-20 years." In talking with Public Water Supply, they said municipal water may never be provided out this way because of how remote my house is. I then contacted both counties to see if there were any Well Interference Ordinances to protect existing homeowners wells. There are no such protections. Additionally, homeowners insurance will not cover dry wells. If the Pyewacket Subdivision is approved, will Chatham County be financially responsible for the time we can't live in our homes due to loss of access to water? Will Chatham County pay for repairs to neighboring wells affected should a problem arise now or in the future? Will Chatham County financially make homeowners whole should they not be able to sell their house as a result of it not having a working well?

In closing, I want to be abundantly clear that I do not like the proposed Pyewacket Subdivision in its current form, and I most definitely do not want a road so close to the backside of my property going around the Enclaves at Jones Ferry. Ideally this new division would connect to Morgan Ridge phase 2 and stay entirely in Chatham County. Please think about how you'd feel if you lived in my or my neighbors house when evaluating this proposal.

Thank you for considering the issues I've shared here,

James Baca  
President Enclave At Jones Ferry HOA  
2750 Kieran Ln  
Chapel Hill, NC

May 3, 2021

Molly,

I have shared information regarding the Planned Development with my neighbors in The Woodlands of Chapel Hill (41 lots total, 36 currently developed with well and septic). We are located off Jones Ferry Road just north of the proposed access to the Pyewacket Development. Here is a summary of our issues and comments for your next meeting on May 5.

1) County Master Plans – are there existing Orange and Chatham County development plans and do they address how the newly proposed development fits? It would be good to know how the subdivision relates to existing communities like ours, Turkey Ridge and Morgan Ridge? We believe it would be remiss to simply consider the new development as an isolated case; this is where county master plans could help provide reassurance (or concerns) to the existing communities. Also, what else might be planned for the future on land parcels adjacent to these developments?

2) Pyewacket Development – it would be good to hear from the developer regarding home sizes, pricing and development timetable as this will affect the time it will take to complete development.

3) JFR Traffic – safe passage on JFR (especially in the vicinity of the development and neighboring communities) should be reviewed by both Counties' DOTs as it will affect auto and pedestrian traffic. This might include a left turn lane, road widening, a traffic light and/or updated speed limits.

4) Water & Wells – while this has been the primary concern of many, we understand that there are geological surveys available that can address this issue, such as access to groundwater reservoirs vs aquifer supply. If the latter, this concern can be better addressed. So while we believe this topic needs more discussion, information to address this concern may already exist. Can the counties comment further?

Looking forward to joining the call later this week.

Respectfully submitted on behalf of our community,

Al Lauritano

President, The Woodlands of Chapel Hill HOA