

Neighborhood Information Meeting (NIM) Notes

SUB21-0017: Pyewacket Major Subdivision

Tuesday, April 20, 2021

6:30 pm – 7:53 pm

In attendance: Laura Beghein; Janice Cenci; Lucy Harber; Gaylia Harry; Albert and Lyn Lauritano; Eliot Mintzer and Andrea Sordean-Mintzer; Bridget and Kenan Penaskovic; Molly Boyle and Tyler Sliger (OC Current Planning); Warren Mitchell, PE (applicant/engineer)

Molly Boyle (OC Planning) gave a general overview of Orange County’s major subdivision review process. She explained that this project is considered a major subdivision because it proposes public right-of-way dedication in Orange County. The proposed habitable lots for the subdivision, Pyewacket, are all in Chatham County (93 lots total).

Warren Mitchell (applicant/engineer) reviewed the Concept Plan and discussed what is being proposed on the Orange County side and the Chatham County side.

Q&A Session: At this point, Planning staff opened the floor for questions. Tyler Sliger with Current Planning managed the speaking requests. The neighbors expressed their concerns, which are summarized below. You can find the full recording of the Q&A session here:

<https://www.orangecountync.gov/CivicMedia?VID=47>

Theme 1: Proposed Community Well

Questions:

1. The neighbors wondered why the Concept Plan proposes a community well in Orange County to serve lots in Chatham County. Couldn’t the well be in Chatham County?
2. Some neighbors said wells in the area have run dry in the past. What will the County do to protect the neighbors’ wells?
3. Will the 93 lots in Chatham be allowed to have individual swimming pools, which could further impact wells nearby?

Answers: Warren Mitchell explained that there are two other community wells proposed in Chatham County. The third well is proposed in Orange County to distribute the three wells as evenly as possible. The well in Orange County would serve about one third of the subdivision (+/- 31 lots).

Mr. Mitchell said he hadn’t considered a prohibition on individual pools, but that he would consider it. The plans for the Pyewacket neighborhood include a community pool already, plus the proposed lots are small enough (+/- 0.66 acres) that individual pools might not be practical. Some neighbors were glad to hear about the possibility of prohibiting individual pools but still

expressed concern about the subdivision's potential impact on wells for Orange County residents.

Molly Boyle explained that well permitting is done through Orange County Environmental Health and that the well would need to be permitted prior to subdivision approval. Ms. Boyle was not sure of the exact permitting requirements since she works in a different department, but she said she would follow up with Environmental Health.*

**Post-Meeting Note: OC Environmental Health permits individual private wells. Since this plan proposes a community well, it will be reviewed by the Public Water Supply Section of the NC Department of Environmental Quality (NCDEQ):*

- *You can find general information for the Public Water Supply Section here:*
<https://deq.nc.gov/about/divisions/water-resources/drinking-water>
- *You can find specific plan review and permitting requirements here:*
<https://deq.nc.gov/about/divisions/water-resources/drinking-water/plan-review>
- *And you can find a user-friendly guide for the Public Water Supply Section's requirements here:*
https://files.nc.gov/ncdeq/Water%20Resources/files/pws/planreview/EPD_Guidance_July2019.pdf

Theme 2: Traffic Impacts

Questions:

1. The neighbors expressed concern about the increase in traffic. The Concept Plan for the development in Chatham County proposes 93 lots. Is the proposed public road, now tentatively called Pyewacket Trail, the only point of ingress/egress for the subdivision?
2. Why isn't access proposed in Chatham County?
3. Will there be any road improvements to Jones Ferry Road to handle the increase in traffic?

Answers: The proposed public road onto Jones Ferry Road, tentatively called Pyewacket Trail, is the only proposed ingress/egress for the Pyewacket subdivision.

Warren Mitchell said that the parcel on the Chatham County side is landlocked. Wyndell Merritt owns both parcels proposed for development: one in Chatham and one in Orange. The Orange County parcel fronts onto Jones Ferry Road. That's why the access is proposed in Orange County.

Mr. Mitchell said he has not formally submitted anything to the North Carolina Department of Transportation (NC DOT) yet. Since Pyewacket Trail is proposed as a public road, it will need to

be reviewed and approved by NC DOT. NC DOT approval is not required at the Concept Plan phase of Orange County's major subdivision review, but it is required during the next phase (Preliminary Plat Review).

Molly Boyle asked Mr. Mitchell is a Traffic Impact Analysis (TIA) would be required for the development. Mr. Mitchell said he didn't believe so but that would be determined by NC DOT.

Even if a full TIA is not required, the applicant would still need to submit data to NC DOT, and the proposed road would need to meet NC DOT subdivision road construction requirements, which can be found here: <https://connect.ncdot.gov/resources/Asset-Management/StateMaintOpsDocs/January%202010%20Subdivision%20Manual%20-%20Revised%20July%202020.pdf>.

Molly Boyle explained that both Jones Ferry Road and the proposed public road, Pyewacket Trail, are/would be maintained by NC DOT. So NC DOT will be the agency reviewing and possibly compelling road improvements.

Other Questions

1. What value will this proposal provide to Orange County?
2. What is the anticipated value of the homes in this subdivision? Will this help address affordable housing issues in and around Orange County?
3. What safety precautions will be taken when constructing the road over the existing natural gas line/easement?

Answers: NC DOT may require road improvements to Jones Ferry Road in Orange County; NC DOT will be reviewing the road proposal during the Preliminary Plat phase, and their comments will be available to the public at that time. The 9.24 acres of open space proposed in Orange County will be dedicated and preserved. However, Orange County will not see tax revenue from the 93 homes in Chatham County.

Mr. Mitchell said affordable housing development was not required with this project. He said that the gas company would have employees present during road construction to make sure safety protocols are followed in relation to the existing gas line.

Molly Boyle showed attendees where to find Pyewacket project information on the Orange County website. She also explained that the Planning Board meeting was scheduled for May 5th at 7:00 pm and notification letters would be mailed out soon. Warren Mitchell thanked the attendees for their comments.

The meeting adjourned at 7:53 pm.