

PLANNING & INSPECTIONS DEPARTMENT  
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April 21, 2021

**NOTICE OF PLANNING BOARD MEETING**  
**Major Subdivision Concept Plan Application: SUB21-0017 (Pyewacket)**

To Whom It May Concern:

Orange County Planning staff has received a Concept Plan application proposing to subdivide a parcel on Jones Ferry Road at the Orange/Chatham County line. Per Section 2.15 *Major Subdivisions* of the Unified Development Ordinance (UDO), you are receiving this letter because property you own is within 1,000 ft. of this parcel. The parcel is further described below:

Property Information	
Parcel ID Number (PIN)	9757-51-3504
Owner	Dr. Wyndell Merritt
Applicant	Warren Mitchell, PE
Location	South of the T-junction of Jones Ferry Road and Ferguson Road at the Orange/Chatham County line (see attached maps)
Acreage	70.89 acres
Zoning	Agricultural Residential (AR)
Watershed Designation	Haw River Protected

**What is being proposed?**

The application proposes a subdivision creating 9.24 acres of open space and a public road, Pyewacket Trail, off of Jones Ferry Road in Orange County. The road and open space will serve the Pyewacket subdivision in Chatham County. The Orange County Planning Board is reviewing the Concept Plan for this proposal on May 5, 2021.

This proposal is considered a “major subdivision” because it proposes to dedicate a new public road. All habitable lots in the Pyewacket subdivision will be on the Chatham County side.

**What is the Planning Board?**

The Planning Board is a volunteer advisory board that makes recommendations to the Board of County Commissioners (the elected officials) on various proposals, including major subdivisions.

### **When and where is the Planning Board meeting?**

The Orange County Planning Board will review and make a recommendation on this proposal on **Wednesday, May 5, 2021 at 7:00 pm**. Consistent with the County's COVID-19 protocol, the meeting will be held online.

### **How can I participate?**

You can attend the meeting (online or via phone) or submit written comments to the Planning Board.

#### **1. To attend the meeting (online or via phone):**

On April 28, 2021, staff will post the full agenda for the upcoming Planning Board meeting online. You will be able to access the agenda on the Agenda Center page here:

<https://www.orangecountync.gov/AgendaCenter/Planning-Board-26>

From there, click on the agenda packet for May 5, 2021 (once posted), which will include the agenda and instructions on how to sign up and attend the meeting online.

If you do not have internet access, you can call into the meeting instead. After April 28<sup>th</sup>, please contact Ms. Tina Love at (919) 245-2575 for the meeting call-in number and access code.

#### **2. To submit written comments:**

You can send written public comments via email to [planningboard@orangecountync.gov](mailto:planningboard@orangecountync.gov) by **3:00 pm on May 5, 2021**. Please include "Pyewacket Concept Plan" in the subject line of your email. Emails sent to this address are viewable on Google Groups at <https://groups.google.com/g/ocplanningboard>.

You can also mail or drop off written comments at the Planning Department, which staff will scan and post to the Google Group listed above. The address is in my signature line below.

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After the Planning Board reviews the Concept Plan, the applicant can submit a Preliminary Plat application, which will need to be reviewed by the Planning Board and the Board of County Commissioners. You will receive letters notifying you of those meetings/hearings once they are scheduled. You can also track the application on our Current Interest Projects page:

<https://www.orangecountync.gov/1722/Current-Interest-Projects>

If you have any questions, please contact me at 919-245-2599 or [mboyle@orangecountync.gov](mailto:mboyle@orangecountync.gov).

Best Regards,

*M. Boyle*

Molly Boyle, MPA, CZO  
Planner II

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Enclosures: Pyewacket Subdivision Concept Plan (Revised 04-09-21)  
Flow Chart of Major Subdivision Review Process  
Site Assessment