

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