



PLANNING *and* INSPECTIONS

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February 21, 2025

**NOTICE OF BOARD OF ADJUSTMENT QUASI-JUDICIAL EVIDENTIARY  
HEARINGS TO REVIEW APPEALS OF THE  
PLANNING DIRECTOR'S ADVISORY OPINION  
ON POTENTIAL FARM USES AT UNION GROVE FARM**

Dear Property Owner:

This notice is to inform you of a March 12, 2025, Board of Adjustment meeting at which two appeals of the Planning Director's Advisory Opinion regarding potential farm uses at Union Grove Farm will be considered in a quasi-judicial evidentiary hearing.

Six (6) unique properties are subject to the appeals and have the following addresses and Orange County Property Identification Numbers (PINs): 3109 and 3115 Dairyland Road, 3501 Dairyland Road, 3111 Dairyland Road, 6675-UT Meadow View Road, 6901-UT Rocky Ridge Road; and PINs 9851-81-3226, 9851-71-4716, 9851-61-4006, 9851-62-2001, 9851-50-8662, and 9851-61-9223. The appeals were filed by (1) Triangle Land Conservancy and by (2) Sara Howard, Susan Filley, and Scott Oglesby. This notification is occurring in accordance with the provisions of Section 2.12 *Board of Adjustment* and 2.26 *Appeals* of the Orange County Unified Development Ordinance (UDO) and pursuant to North Carolina General Statute 160D-406.

On November 12, 2024, Orange County Planning and Inspections Director Cy Stober responded to a request to offer an Advisory Opinion on several proposed uses on Union Grove Farm that is featured in the parcels identified in this letter. The request was submitted by Robert E. Hornik, Jr., of the Brough Law Firm, PLLC, on behalf of Greg Bohlen. Mr. Stober offered his opinion, which included that the proposed 2,500-seat amphitheater shown in the submitted materials fulfills the statutory definition of "agritourism" as found in NCGS 160D-903, and therefore is not subject to zoning regulation by Orange County. This opinion is being separately appealed by both parties identified in this letter.

The two appeals will be reviewed by the Orange County Board of Adjustment at **7:00 p.m., March 12, 2025, at the Whitted Meeting Facility (300 West Tryon Street, Hillsborough, NC).**

**NO CHANGES ARE PROPOSED FOR YOUR PROPERTY. You are receiving this notice because you own property located within 1,000-feet of parcels subject to the referenced appeals.**

<b>PROPERTY INFORMATION</b>	
<b>Parcel ID Number (PIN)</b>	9851-81-3226, 9851-71-4716, 9851-61-4006, 9851-62-2001, 9851-50-8662, & 9851-61-9223
<b>Owner</b>	Bandit Farms III, LLC; Harper Grace, LLC, and Eastwest Organics, LLC; Bandit Farms II, LLC; Meredith Grace Sabye. All properties c/o Greg Bohlen
<b>Applicants</b>	Triangle Land Conservancy; Sara Howard, Susan Filley, and Scott Oglesby
<b>Location</b>	3109 and 3115 Dairyland Road, 3501 Dairyland Road, 3111 Dairyland Road, 6675-UT Meadow View Road, 6901-UT Rocky Ridge Road, Chapel Hill, NC 27516
<b>Acreage</b>	+/-139.6 acres
<b>Current Zoning</b>	Rural Buffer
<b>Watershed Designation</b>	University Lake Protected and Jordan Lake Unprotected Watersheds
<b>Case Numbers</b>	BA24-0006 & BA24-0007

Sections 2.12 and 2.26 of the UDO require that the Board of Adjustment (BOA) hold an evidentiary hearing to consider appeals and that notices be sent to property owners within 1,000 feet of the subject property informing them of the date, time, location, and purpose of the hearing. This evidentiary hearing is intended to allow the BOA, appellants with standing, and individuals or parties with legal standing an opportunity to review and discuss the request.

If you cannot attend the Board of Adjustment meeting and the website does not answer your questions about the appeals, you may call 919-245-2575 during regular business hours and you will be directed to a staff person who can assist you.

Sincerely,



Taylor Perschau  
 Current Planning and Zoning Manager  
 Orange County Planning and Inspections Department