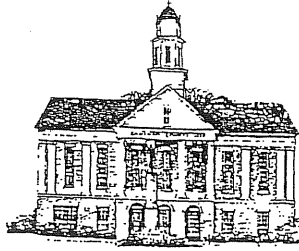


COUNTY OF CHATHAM

PLANNING DEPARTMENT
POST OFFICE BOX 54
PITTSBORO, N. C. 27312-0054



PHONE: 919-542-8204
FAX: 919-542-0527

ORGANIZED 1770

707 SQUARE MILES

June 22, 1999

Mr. R.B. Fitch, President
Fitch Creations, Inc.
2000 Fearington Village Ctr.
Pittsboro, NC 27312

Dear Mr. Fitch:

During their regular meeting June 21, 1999 the Chatham County Board of Commissioners considered your request as described below:

Request by Fitch Creations, Inc. for a revision to the existing Planned Unit Development for The Village of Fearington and to add a "Center for Living", off Hwy. 15-501 North, in Williams Township.

After considering your written request, comments received at the public hearing and recommendations of the County Planning Department and Planning Board, the Board of Commissioners approved your request as submitted with the following conditions:

- 1) The maximum building height allowed shall be as requested of 57 feet contingent on approval of the North Carolina Department of Insurance and the Chatham County Fire Marshall.
- 2) Public utility (water) access shall be reserved to the properties of Lingerfeldt, Riggsbee, and Barber and are to be specifically located during the subdivision preliminary review or prior to the issuance of building permits whichever is sooner.
- 3) Public road access shall be provided to the Barber property in the location that is most logical from a topographical and development standpoint.
- 4) Private road access shall be reserved to the properties of Lingerfeldt and Riggsbee with the disposition of said access left to the private parties involved.


Page 2

Mr. R.B. Fitch, President, Fitch Creations, Inc.
June 22, 1999

Minutes of the meeting are available from Ms. Sandra Lee, Clerk to the Board at 542-8200.

If you have any questions about the Board's action or would like to discuss uses of your land, please call our office at 542-8204.

Sincerely yours,


Lynn W. Richardson
Land Use Administrator II

PC: Mr. Dan Sears
Sears Design Group, P.A.
625 West Jones St.
Raleigh, NC 27603

PLANNING & ZONING REVIEW NOTES

V. B.

SUBJECT: Request by Hugh Chapin, Chairman of the Board for Galloway Ridge, Inc., for preliminary approval of "Galloway Ridge at Fearrington Village P. U. D.", consisting of approximately 1 lot on approximately 57 acres in Williams Township.

ATTACHMENTS: 1. Major subdivision application.

2. Preliminary map entitled "Galloway Ridge at Fearrington Village P. U. D.", prepared by Sears Design Group, dated February 14, 2003.

INTRODUCTION AND BACKGROUND: In June, 1999 the Board of County Commissioners approved a revision to the existing Planned Unit Development for the Village of Fearrington which included a "Center for Living". There were four (4) conditions of approval as listed below:

1. The maximum building height allowed shall be as requested of 57 feet contingent on approval of the North Carolina Department of Insurance and the Chatham County Fire Marshall.
2. Public utility (water) access shall be reserved to the properties of Lingerfelt, Riggsbee, and Barber and are to be specifically located during the subdivision preliminary review or prior to the issuance of building permits whichever is sooner.
3. Public road access shall be provided to the Barber property in the location that is most logical from a topographical and development standpoint.
4. Private road access shall be reserved to the properties of Lingerfeldt and Riggsbee with the disposition of said access left to the private parties involved.

County water is available and the project will be connected to the Fearrington sewer treatment plant.

DISCUSSION AND ANALYSIS: The developer is requesting preliminary approval of Galloway Ridge (Center for Living) which was part of the revised approval granted in June, 1999. The project will include an apartment building with dining and other support facilities, Duke Center of Living, a Health Care Center along with 50 single-family villa homes to be located on a 57 acre tract. Although this is not a subdivision size lot, the Planning Department staff and attorney's office think this should be reviewed through the subdivision process. The state law that defines subdivision says it is the division of land into lots for sale or building development. Since the villas are individual units and the Subdivision Regulations state that all master plans for planned unit developments shall be

reviewed and granted final approval by the Board of County Commissioners prior to recordation, the project is being reviewed through the subdivision process. Various agency approvals have been received as follows:

**Re: Galloway Ridge at Fearrington Village P.U.D.
Discussion and Analysis – con't**

NCDENR	Erosion Control Permit	2/27/03
Chatham County Public Works	Water Plan Approval	4/01/03
NCDENR	Authorization to Construct Water System	4/02/03
NCDENR Div of Water Quality	Wastewater Collection System Extension	4/08/03
U.S. Army Corps Of Engineers	Creek crossing permit	2/27/03
NCDENR Div of Water Quality	401 Water Quality Certification	3/25/03

The County Emergency Operations Office has approved the road names **Galloway Ridge, Clynelish Close, Cragganmore, Glenturret Way, Macallan, Speyside Circle.**

The conditions listed above as required under the zoning revision, that pertain to Galloway Ridge, have been met. The plat displays the necessary information.

RECOMMENDATION: The Planning Department recommends granting preliminary approval of the plat as submitted.

SEARS
DESIGN
GROUP

625 West Jones Street • Raleigh, North Carolina 27603 • (919) 832-7000 • Fax (919) 832-8140
e-mail: searsdesign@bellsouth.net

December 21, 2005

Mr. Keith Megginson
Chatham County Planner
Chatham County Planning Department
P.O. Box 54
Pittsboro, North Carolina 27312

RE: Final Plat Approval for Galloway Ridge at Fearington P.U.D.

Dear Keith:

It is important for Galloway Ridge to obtain Final Plat Approval, and, as you know, there is some disagreement regarding the County's Agreement with Galloway, and some disagreement about whether the Villas' water loop system is installed per the Approval Drawings. This difference needs to be worked-out to everyone's satisfaction.

On behalf of Galloway Ridge I would ask that you allow this plat to advance to the Approval stage and, if the disagreement is not resolved before the Planning Board Meeting, that this Plat be approved conditionally. That is, it cannot be recorded until a resolution of the dispute is in place.

It is my understanding that Galloway Ridge is in the process of requesting a meeting with the County but it is the holidays and some of the key players will not be available until after the first of the year. For this reason resolution most likely will be reached after the Planning Board meets.

We appreciate your cooperation to date and ask for your consideration of Conditional Approval.

Please call with any questions.

My best for the holidays.

SEARS DESIGN GROUP, P.A.

Dan C.L. Sears

Dan C.L. Sears, ASLA

cc: Hugh Chapin
Alan Keith
Lynn Bergen
Brian Baas
Gene Waters