

PLANNING & ZONING REVIEW NOTES

III. B. 3.

SUBJECT: Request by Dan Sears on behalf of Galloway Ridge, Inc. for subdivision final plat approval of **Galloway Ridge, Inc**, consisting of one (1) lot on 50 acres, located off US 15-501 N, Williams Township.

ATTACHMENTS:

1. Major subdivision application.
2. Arc View map, parcel #80862
3. Copy of zoning approval letter for the “Center for Living”, dated June 22, 1999.
4. Copy of Planning Board notes for subdivision preliminary plat approval dated May 6, 2003.
5. Letter from Dan Sears, dated December 21, 2005
6. Copy of plat entitled “Water Easement Plat – Galloway Ridge at Fearington Village”, prepared by Philip Post & Associates, dated November 17, 2005.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision and final plat for background information.
See attachments 3 and 4.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final approval of Galloway Ridge (Center for Living) which was part of the revised zoning approval granted in June, 1999. As stated in the preliminary notes “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.” See attachment # 4. Per Alan R. Keith, P.E., Diehl & Phillips, P. A., the construction of infrastructure at Galloway Ridge is complete except for completion of the storm water detention riser structure, seeding around the Health Care Unit, and establishment of grass on a portion of the villas. A financial guarantee has been approved by the county attorney for the work to be completed.

The following information is to be added to the final plat:

- Road names
- Label roads private or public
- Show site triangles at three entrances off Weathersfield
- Tax PIN #
- Parcel ID #
- Name and address of property owner
- Note: Water hazard area: no residential structures or septic systems shall be situated within this area.

Re: Galloway Ridge, Inc.

A question has been raised regarding the water line installation at the Villas. The County thinks the water line serving the Villas should be labeled and maintained as a private line and the developer thinks these lines should be public and maintained by Chatham County. This question is to be reviewed by the County management and/or Commissioners with a decision made at a later date.

RECOMMENDATION: The Planning Department recommends granting final approval of the plat with the following conditions:

1. The final plat shall show the additional information listed above.
2. The final plat shall not be recorded until the water issue question has been resolved and the final plat language changed accordingly regarding private or public water lines.