

REVISION TO THE GALLOWAY RIDGE SECTION OF THE  
FEARRINGTON PLANNED UNIT DEVELOPMENT  
CONDITIONAL USE PERMIT

APPLICATION SUMMARY

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This Application contains the seven elements called for in Section 17.3B of the Chatham County Zoning Ordinance Including summary and reference:

1. Change to zoning map: This request does not change the overall zoning. It will remain Conditional Use Permit, P.U.D. It requests a revised Sketch Plan approval to allow modification to the internal campus plan for the Galloway Ridge section of the Fearington Village P.U.D.
2. Legal description: The land area does not change as a part of this request. A copy of the recorded plat is enclosed in this Application.
3. Alleged error in the Ordinance: This Application makes no argument that the Ordinance is in error.
4. Reasonable necessity, public health, safety and welfare: This request is to be allowed to continue the implementation of the P.U.D. with modifications to the Galloway Ridge section to allow healthcare facilities, fitness facilities, assisted living expansion, new residences and open space amenities. See especially the Overview in Description of the Project, page 3 of this Application. It describes these facilities. The plans show the placement of these on the existing campus.
5. Carrying out the intent and purpose of the Land Development Plan: The Land Plan calls for higher density land uses to be placed on major transportation corridors. Fearington Village meets that goal. Galloway Ridge, within Fearington, wishes to complete the construction of its master plan and to add services.
6. Other reasons, factors: Galloway Ridge's goal and commitment to be a complete Continuing Care Retirement Community is the overriding and driving reason for this request, especially as it relates to expanded healthcare and fitness.
7. Information required in Application: All required information is included in this request. If there is any additional information that may be requested by the Planning Department that will be addressed, as well.

Thank you for your consideration of this request. Your approval will help insure the success of this community.

DESCRIPTION OF THE PROJECT

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A description of the project follows:

1. Fearington Village is located along US 15-501 in Williams Township, Chatham County about halfway between Pittsboro and Chapel Hill.

REVISION TO THE GALLOWAY RIDGE SECTION OF THE  
FEARRINGTON PLANNED UNIT DEVELOPMENT  
CONDITIONAL USE PERMIT

- a) The public highway serving the site is US 15-501 and S.R. 1812 Weathersfield.
  - b) There is an existing network of State maintained streets within Fearington Village. Galloway Ridge community streets are built to State standards but are privately maintained.
  - c) The current zoning of the site is Planned Unit Development Conditional Use.
  - d) The watershed designation is WS-IV PA. There are no County impervious surface requirements since this plan approval preceded those regulations. See discussions following regarding water quality measures.
  - e) In the section of Galloway Ridge that this request is for, no portion of the additions border or include any sensitive environmental areas. See Site Assessment in Appendix C.
  - f) The size of the P.U.D. is currently 952 acres. Galloway Ridge is two lots, one at 50.6 acres, and one at 4.7 acres, totaling 55.3 acres.
  - g) Current utility or other easements assigned to this site: There exists a network of electrical, water, sewer, street rights-of-way, phone, cable and gas easements defining the infrastructure.
  - h) The current use of the site: A planned community, Fearington Village, developed as a P.U.D. The Galloway Ridge community is a Continuing Care Retirement Community in the southwest corner of the P.U.D.
  - i) Description of the current contents of the site (buildings, utilities, etc.): Fearington is a mixed-use Planned Community primarily of active retirees, with housing diversity including large single-family lots, medium sized single-family lots, small single-family lots, traditional land planned neighborhoods, townhouses. The Village Center includes shops, services, bank, restaurant and an inn, offices and open space. Recreation facilities include parks, trails, swim, croquet, tennis and wooded open spaces. Galloway Ridge Continuing Care Retirement Community dwelling units include individual single-family residences, apartments, and the Duke Center for Living and Health Care Services.
  - j) Conditional Use Permits/Revisions that have been granted for Fearington Village and Galloway Ridge:  
Original Permit 1974; and revisions in 1981, 1991, 1999, 2000 and 2005.
2. Description of the Requested Use: The use will remain the same. The request is to revise the existing P.U.D. land plan in the Galloway Ridge

REVISION TO THE GALLOWAY RIDGE SECTION OF THE  
FEARRINGTON PLANNED UNIT DEVELOPMENT  
CONDITIONAL USE PERMIT

section to complete approved but unbuilt dwelling units, add building and services and make renovations to existing buildings. It is also to revise upward the dwellings permitted by reallocating allowed dwellings from Fearington P.U.D. to Galloway Ridge.

3. Site Plan Drawings included:

MP1 Current Approved P.U.D. Drawing which includes overall P.U.D. residential development since the 2000 P.U.D. Approval.

Galloway Ridge is Section IX of Fearington Village and is shown in the southwest corner of the Plan.

MP2 Site Plan showing existing Overall Galloway Ridge project with the requested modifications to the Master Plan. Note, there is, among other items, an addition of one Villa single-family unit where the Approved Plan showed a possible future roadway and expansion to the east into Fearington. That is not an option any longer. See Item 6, page 5.

MP3 Enlarged Master Plan of the West Campus of Galloway Ridge showing in more detail the requested addition to the Master Plan.

It also shows site specific elements such as how the plan will meet the Appearance Commission standards for parking. It shows new parks, new buffer landscaping, plantings and more detailed information on the requested buildings.

OVERVIEW OF THIS REQUEST TO REVISE THE MASTER PLAN FOR  
GALLOWAY RIDGE OF THE VILLAGE OF FEARRINGTON:

**Existing Facilities** Galloway Ridge, Inc. ("Galloway Ridge") is located on approximately 50 acres within Fearington Village, a picturesque community located just south of Chapel Hill in Pittsboro, North Carolina. Galloway Ridge includes 50 villas, 183 one and two-bedroom apartments, 22 assisted living units, and 16 skilled nursing units. Galloway Ridge was formed on September 4, 2001 as a North Carolina nonprofit corporation. Galloway Ridge is exempt from federal income taxes under section 501(c)(3) of the Internal Revenue Code and exempt from state income taxes in North Carolina under its applicable tax provisions.

The Arbor at Galloway Ridge (the "Arbor") is a 38 bed combination health care facility licensed by the State of North Carolina. The Arbor has a license to operate 22 private assisted living apartments and 16 private skilled nursing rooms. The assisted living apartments are located on the Arbor's first floor (terrace level) and the skilled nursing rooms are on the second floor of the Arbor. The nursing facility and adult care home beds are used exclusively to meet the needs of persons with whom Galloway Ridge has continuing care

# REVISION TO THE GALLOWAY RIDGE SECTION OF THE FEARRINGTON PLANNED UNIT DEVELOPMENT CONDITIONAL USE PERMIT

contracts (in compliance with applicable statutes and regulations) who have lived in a non-nursing unit of the continuing care facility for a period of at least 30 days.

Some of the amenities at Galloway Ridge include the on-site Duke Center for Living and Duke Primary Care Clinic. The Duke Center for Living provides an array of wellness programs for residents. Facilities include a lap pool, Jacuzzi, elevated track, exercise equipment, aerobics classroom, therapy services such as physical, occupational, speech, and massage rooms. A sample of the programs offered includes fitness classes, aquatics, personal training, nutrition counseling, aerobics, yoga and massage. The Duke Center for Living is managed by Health System Medical Strategies, an affiliate of the Duke University Health System.

The Duke Primary Care Clinic is a primary care clinic providing a physician and/or nurse practitioner 5 days per week. The Clinic is managed by Duke University Affiliated Physicians, an affiliate of the Duke University Health System.

Occupancy at Galloway Ridge is currently at 95% with 311 residents in Independent Living. The Arbor is experiencing a combined 79% occupancy with 30 residents currently receiving services there.

**Proposed New Facilities** Galloway Ridge proposes to add the following new facilities:

1. Healthcare beds – In order to meet the healthcare needs of its projected 450 residents, Galloway Ridge proposes to add 24 skilled nursing beds, 14 assisted living residences, and 15 dementia beds.
2. Apartments and Villa - Galloway Ridge proposes adding to the community 66 apartments and 1 villa for independent living residents. (There are 34 units on the approved P.U.D. plan and there will be 33 transferred from those remaining at Fearington to Galloway Ridge. There is no request for additional dwelling units for Fearington P.U.D.)
3. Common amenities – To properly serve the resident population, Galloway Ridge proposes building a larger multi purpose room to meet the space needs of the community. This room will be used by both residents living in their independent living apartments/villas as well as residents living in healthcare beds. In addition Galloway Ridge proposes converting the existing multi purpose room to a third dining venue to adequately service the number of residents living within the community. Galloway Ridge proposes expanding its existing library and arts and crafts room and proposes relocating the maintenance and resident woodworking shop to accommodate the space needed for dining storage and proposes expanding the existing laundry and housekeeping areas.
4. Duke Primary Care Clinic – Galloway Ridge proposes building a larger primary care clinic that will not only serve the Galloway Ridge residents but also the community at large.

REVISION TO THE GALLOWAY RIDGE SECTION OF THE  
FEARRINGTON PLANNED UNIT DEVELOPMENT  
CONDITIONAL USE PERMIT

5. Duke Center for Living – The Duke Center for Living is a health and fitness center that is open to residents and others outside Galloway Ridge. Galloway Ridge proposes expanding the locker rooms for the fitness facility, adding additional showers to properly meet the needs of its members.
6. One new Villa dwelling is requested.

In the original Master Plan (1999, 2000 and 2004), Galloway Ridge planned to expand to the east with ±30 single-family Villa dwellings. There was shown a roadway that connected eastward to allow these Phase II Villas to be connected to the Phase I Villas. During the marketing and sales of Galloway Ridge Phase I, it was discovered that more residents preferred to be in the apartments closer to dining, library and fitness center, etc. rather than in the Villas. Galloway Ridge has chosen to accommodate ±30 dwelling units on the western campus as shown on these Phase II plans.

The connector road is no longer required. For safety and security reasons the road eastward is not shown. There are three major entryways into Galloway Ridge, and within Galloway Ridge there are two ways to get to every point. A new single-family Villa will be constructed where the road extension was planned.

7. Start and Completion Projections: This is a phased project. Approximate start time is 2009; completion time is estimated to be 2014. Portions of the project will be ready for operation in about one year after construction begins.
8. The Village of Fearington is mentioned in the Chatham County Land Use Development Plan. This modification of Galloway Ridge is an appropriate use of this property. It is already a P.U.D. It is already a vibrant community with a planned expansion of dwelling units and services.

The Revised Sketch Plan for this section as mentioned above includes: an increase in the number of health care beds, resident health services, a Duke primary care facility, residential units that are planned (approved) but not yet built, and dwelling units. These dwelling units are being transferred to the Galloway Ridge section of the P.U.D. from other sections of Fearington P.U.D. This is not a request for additional dwelling units for the P.U.D. It will remain at the currently approved level of 1602 dwelling units.

- a) See current P.U.D. drawing in this application. (Sheet MP1)
- b) Site plan Proposed Sketch Plan Drawing for Galloway Ridge is a part of this submittal. (Sheets MP2 and MP3)
- c) Vicinity map showing property location is on Sheet MP1.
- d) See Zoning Classifications map of Fearington Lands in Appendix A.
- e) See Watershed Map in Appendix B.
- f) See Site Assessment Letter from S&EC in Appendix C.
- g) See First Health Letter of Support in Appendix D.

**REVISION TO THE GALLOWAY RIDGE SECTION OF THE  
FEARRINGTON PLANNED UNIT DEVELOPMENT  
CONDITIONAL USE PERMIT**

- h) See EPA statement, "Protecting Water Resources with Higher-Density Development," found in Appendix E.
- i) Additional correspondence has been submitted to the Planning Department from the Sheriff, Fire Marshal, Public Works Director, Fearington Utilities, Inc. and Galloway Ridge/Fearington agreement for eastern property line, and letter from Fitch Creations, Inc. granting transfer of dwellings within the P.U.D.

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**FINDING #1**

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**The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located.**

1. Fearington Village is located 8 miles north of Pittsboro on the east side of the recently widened US 15-501 corridor. The land for which this rezoning is requested is the planned but as yet not developed lands of the Galloway Ridge community within the Village of Fearington. The tract, owned by Galloway Ridge, Inc., is zoned RA-40 Conditional Use Permit, Fearington P.U.D.

This request is to create a new Sketch Design Phase plan, and increase the allowed dwellings in Galloway Ridge from 268 to 301 by transferring 33 units from Fearington Village's approved total of 1602 units to Galloway Ridge.

2. Section 10-3-B of the Zoning Ordinance specifies a Planned Residential Development as a Conditional Use Permit.

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**FINDING #2**

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**The requested conditional use permit is either essential or desirable for the public convenience or welfare.**

1. The modification of the Galloway Ridge community portion of the Fearington P.U.D. is desirable and promotes the welfare of Galloway Ridge, Fearington Village and the community at large by:
  - a) Continuing the creation/provision of desirable housing.
  - b) Providing additional health care services and improved resident dining and recreation, and operations facilities improvements and additions.
  - c) Placing housing density from outlying Fearington Village areas into the Galloway Ridge area where infrastructure exists and land is more suitable for higher density building.

**REVISION TO THE GALLOWAY RIDGE SECTION OF THE  
FEARRINGTON PLANNED UNIT DEVELOPMENT  
CONDITIONAL USE PERMIT**

- d) Providing economic benefits for the County including jobs as well as taxes, community service volunteers and consumers of products and services in the community at large.

2. Survey of similar uses:

Ferrington Village, the first P.U.D. in Chatham County, is grouped with the Governors Club and Carolina Meadows as the older and larger Planned Unit communities. Each has its own focus, its own character, its own look and demographics. Ferrington has been and continues to be a desirable community in which to live. Ferrington provides a large tax base for Chatham County. It is also desirable for this Village to continue its phased and steady growth through this requested modification to Galloway Ridge.

3. Public provided improvements:

These modifications to the Ferrington Village plan will require only minimal demands for public services.

- As Galloway Ridge is an active retirement community, there will be no demand on the school system. Less than 3% of the overall Ferrington households have school-aged children.
- Parks and recreation demands are met within the community or in private facilities. Ferrington Village, when completed, will have about 200 acres of active and passive parks, recreation and open space, buffers, easements and pastures and meadows on its campus. Galloway Ridge has 19.3 acres of open space amenities (35% of campus).
- Water is requested from Chatham County. See Finding #5.
- Waste water is treated on-site by the Ferrington Utility, a public utility company governed by the standards enforced by the State of North Carolina. See Finding #5.

4. Tax considerations:

Today there are 233 built and 67 proposed dwelling units in Galloway Ridge.

Galloway Ridge currently pays Chatham County \$345,086.39 in property taxes based on an assessed value of \$50,230,519. Additional taxes of \$26,795 are paid for the 233 dwellings at Galloway Ridge to support the collection centers and waste disposal. Galloway Ridge also pays Chatham County \$22,360 for business personal property.

Under the proposed development plans for Phase II of Galloway Ridge, an estimated value of \$30,000,000 would be added to the current site. Under the 2007 rates this would generate an additional \$206,100 in property taxes. Under the proposal the number of dwellings would increase by 67

**REVISION TO THE GALLOWAY RIDGE SECTION OF THE  
FEARRINGTON PLANNED UNIT DEVELOPMENT  
CONDITIONAL USE PERMIT**

creating additional taxes in the amount of \$7,705 to support the collection centers and waste disposal.

Galloway Ridge residents currently have 250 automobiles. Anticipated tax on automobiles [estimated average tax of \$206 each based on the current rate of \$0.687 per \$100 retail value] generates an annual tax revenue of ±\$51,500. Estimated number of automobiles for the new dwellings is 100 automobiles, which would generate an additional ±\$20,600 annually.

Tax Category	Current Taxes	With this Proposal	Annual Total
Property	\$ 345,086	\$ 206,100	\$ 551,186
Collection and Waste Disposal	\$ 26,795	\$ 7,705	\$ 34,500
Business Property	\$ 22,360		\$ 22,360
Residents' Autos	250 autos	100 autos	350 autos
Residents' Auto Tax	\$ 51,500	\$ 20,600	\$ 72,100
<b>ANNUAL TOTALS</b>	<b>\$ 445,741</b>	<b>\$ 234,405</b>	<b>\$ 680,146</b>

**5. Employment:**

Galloway Ridge employs 120 full time persons and 80 part time persons. Countless other countywide service groups and merchants enjoy the support of the residents of Galloway Ridge.

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**FINDING #3**

**The requested permit will not impair the integrity or character of the surrounding or adjoining districts, and will not be detrimental to the health, safety, or welfare of the community.**

**Emergency Services:**

- a) The Fire Marshal has been apprised of this project in a meeting with Galloway Ridge and Fearington and has written to the Planning Department that Galloway Ridge II can be served without negative impact on the Department.
- b) The Sheriff's Department has been apprised of this project in a meeting with Galloway Ridge and Fearington and has written to the Planning



# REVISION TO THE GALLOWAY RIDGE SECTION OF THE FEARRINGTON PLANNED UNIT DEVELOPMENT CONDITIONAL USE PERMIT

Department that Galloway Ridge II can be served without negative impact on the Department.

- c) First Health's estimated response time to the site after placement of a 911 call is 6-10 minutes. John Strowd, Chatham County Fire Department, said that if the firefighters are at the station (located across 15-501 from Galloway Ridge) at the time of a call, their estimated response time is less than 2 minutes.

## Traffic:

Galloway Ridge residents, primarily active retired couples, make fewer automobile trips and make them most often at "off peak" times, as compared to residents of communities of working families. Externally US 15-501 is the traffic corridor. This corridor has the capacity for the additional dwellings in Galloway Ridge. Internally, three main streets connect directly to Weathersfield and US 15-501.

The most recent (2006) NCDOT Annual Average Daily Traffic volume for US 15-501 in the Fearington area is 12,000. The recent widening of US 15-501 from two to four lanes will provide an adequate roadway for the additional dwelling units planned for Galloway Ridge.

## Impact to Surrounding Land Value:

A real estate appraisal has not been made to determine values, however it is felt that the dwelling units and services proposed, of equal value or greater than the existing Galloway Ridge and Fearington Village dwellings, will not have any negative impact on the existing values. It is predicted that this neighborhood will have a positive impact on Fearington Village and the community at large.

## Visual Impact and Screening:

The plan calls for the existing wooded buffers to remain and be supplemented with additional evergreens along the western and southern boundaries in the area of new construction.

The plan calls for continuance of the existing stream buffers and open space set asides which have created both internal and perimeter buffers and stream protection.

## Lighting

Galloway Ridge has and will continue to limit lighting in its residential areas. Where new lighting will be needed, that lighting will meet the County's Lighting Regulations, and a lighting plan will be provided prior to installation.

# REVISION TO THE GALLOWAY RIDGE SECTION OF THE FEARRINGTON PLANNED UNIT DEVELOPMENT CONDITIONAL USE PERMIT

## Noise

Galloway Ridge is not known as a noisy community. There is a 50' buffer around the perimeter of the Fearington P.U.D. and internal buffers are a part of the land plan.

## Chemicals, Biological and Radioactive Agents

This is a residential community served by County water and with waste water treated by the Fearington Utility. Chemicals use will be limited to only fertilizer, herbicides and insecticides used for normal home lawn and garden care. Runoff from these home landscapes will be routed over vegetative "scrubbers," and/or routed through the existing storm water treatment bog serving the existing Galloway Ridge facilities.

## Health Care Refuse

Galloway Ridge has contracted with Stericycle Medical Waste Disposal Service to remove and dispose of Galloway Ridge's regulated medical and hazardous waste on a biweekly basis. Stericycle collects, transports, treats and disposes of all biomedical waste and provides complete custody documentation for accountability and regulatory compliance of biohazardous materials.

## Signs

Three (3) new monument signs are proposed. These will match the existing Galloway Ridge signs which have current permit Approval. See plan for these locations and County records for existing sign permits.

The only other signs to be used are traffic regulation, street signs, and physical address (house) numbers. These will follow the numbering system the County approved earlier for Galloway Ridge and will match the existing signs.

## Landscape

Galloway Ridge will continue its high level landscape treatment for the enjoyment of the residents and for the beauty of the community. New buffers, supplements to existing buffers and shade tree plantings for the new parking areas are shown on Drawing Sheet MP3. These meet current landscape guidelines as written by the Appearance Commission.

When the design is further developed, and before construction begins, more detailed landscape plans will be developed and brought to the Appearance Commission for review. The design of that landscape shall follow that of the existing campus.

REVISION TO THE GALLOWAY RIDGE SECTION OF THE  
FEARRINGTON PLANNED UNIT DEVELOPMENT  
CONDITIONAL USE PERMIT

FINDING #4

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**The requested permit will be consistent with the objectives of the Land Conservation and Development Plan.**

The design and use of Galloway Ridge in the Fearington P.U.D. is consistent with the Vision Statement for Chatham County: *“Chatham County will be a place that cooperatively controls its own destiny to assure the state of well-being desired by all of our people, while proudly preserving diverse cultural heritages and the County’s rural character.”*

1. *Preserve both the form and function of rural character—the landscape, agriculture and home-based businesses.*

The revised land plan for Galloway Ridge places an emphasis on compact housing clusters and support services. Existing park open space and buffers will remain. New roadways are extensions of the existing street system. Streamways and slopes are not developed in the plan.

Architecturally, Galloway Ridge has an aesthetic that, in part, draws upon the prototypes found in historic Chatham County architecture. It is a goal of this plan to continue in style and scale the architecture of the existing Galloway Ridge campus and Fearington Village.

2. *Encourage compact communities with a mix of activities as development occurs.*

The unbuilt portions of Galloway Ridge planned as shown on the Sketch Design Phase Plan, are extensions of the existing campus buildings. There is a mix of activities in addition to housing, including shops and restaurants, the Duke Wellness Center and numerous homeowner activity centers, library, art studio, theater/meeting space, shop facilities and health services and a primary care facility. The residents will enjoy an expanded mix of recreational and service opportunities.

3. *Designate economic development centers in order to promote a diversified, sustainable business community.*

Galloway Ridge residents, other Fearington residents and those making Fearington a “destination visit” will contribute to the viable continuance and economic success of Fearington Village and the other supporting service businesses, merchants and health care providers.

4. *Develop an integrated approach to protecting and promoting high-quality open space, recreation, historic and tourism locations.*

# REVISION TO THE GALLOWAY RIDGE SECTION OF THE FEARRINGTON PLANNED UNIT DEVELOPMENT CONDITIONAL USE PERMIT

The development of the unbuilt sections of Galloway Ridge will continue to follow the tradition of Fearington Village by providing pedestrian linkages to all Village activities and open space opportunities such as Camden Park, the Village Center open space set aside, the trail system, tennis, playfields, playgrounds, swim and croquet facilities. Buffers and easements are placed to protect the forested open space streamway buffers and perimeter buffers.

5. *Ensure the long-term quality and availability of groundwater and surface water resources.*

As with the whole of Fearington, the Galloway Ridge community will be developed employing "Best Management Practices" by the North Carolina Division of Water Quality to reduce the effects of storm water runoff, preserve the existing forest lands around the dwelling units, maintain forested buffers on slopes and in the streamway valleys, install and maintain vegetated swales and grassed swales along the streets, where possible. The main campus at Galloway Ridge was built with a constructed wetland area to treat stormwater runoff from the site. The proposed expansion will utilize the existing facility or other approved best management practices for permanent treatment.

6. *Provide infrastructure in ways that support the land use, economic development and environmental objectives: water supply, wastewater and transportation.*

Within this project, public water service, public sewer service, and electricity, phone and cable, and the roadway extension will be provided in a manner that minimizes the impact to the environment, supports the Planned Development permit for the Village of Fearington and the Galloway Ridge community and provides employment opportunity for the construction and maintenance of these services.

## Watershed and Flood Considerations

The undeveloped areas of Galloway Ridge in the P.U.D. lands are in WS-IV PA and in Zone X as mapped by FEMA. There are no Zone A lands in this P.U.D. tract. The P.U.D. Sketch Plan and Zoning was approved prior to ordinances regulating impervious surfaces. The original P.U.D. lands remaining undeveloped are exempt from those restrictions. However, the Galloway Ridge main campus was built with permanent stormwater retention. The 10-year and 100-year storms are controlled to limit discharge to pre-development levels.

Streamways and blueline creeks, as mapped on USGS maps are currently buffered at standards regulated when the P.U.D. was approved. There is no development in the stream buffers proposed.

REVISION TO THE GALLOWAY RIDGE SECTION OF THE  
FEARRINGTON PLANNED UNIT DEVELOPMENT  
CONDITIONAL USE PERMIT

FINDING #5

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**Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided.**

1. Water Source and Requirements:

Development of the additions to Galloway Ridge will require water supply from the County of Chatham – North water system. The development would require extension of the existing water mains within the current Galloway Ridge campus. All water main construction would be in compliance with Chatham County Public Works standards and North Carolina Public Water Supply regulations. Water mains would be located in street rights-of-way or within utility easements. The water mains would be designed for fire protection. The dwelling units within the development would be constructed with water saving features such as reduced-flow fixtures to conserve water.

There are 67 new residences proposed in this request. Based on current domestic water use at Galloway Ridge, approximately 7,000 gallons per day of additional water will be required from the County water system to serve the expansion.

Water line extensions from the existing system will serve the additions to Galloway Ridge. These lines are privately owned. Galloway Ridge will provide the extensions without cost to the County.

2. Wastewater Management:

Galloway Ridge is served by a Public Utility Company for wastewater treatment. It is Fearington Utilities, Inc., which operates the wastewater collection system consisting of gravity sewer mains and pump stations. The collection system transports the wastewater to a central wastewater treatment plant. The Fearington plant is a conventional wastewater treatment plant that operates under a NPDES permit from the State of North Carolina. Fearington has a permit that allows discharge of up to an average daily flow of 0.500 million gallons per day (mgd). The existing plant has the hydraulic capacity to treat an average daily wastewater volume of 0.270 million gallons per day. Fearington Utilities, Inc. has the right by the conditions of its NPDES permit to expand the treatment plant up to the permit capacity of 0.500 mgd with NC Division of Water Quality approval of construction plans.

The plant currently treats an average of approximately 0.145 million gallons per day. There is development within the existing P.U.D. that is under construction or has not been fully occupied that has been permitted to the treatment plant. The current flow to the treatment plant and additional flow

# REVISION TO THE GALLOWAY RIDGE SECTION OF THE FEARRINGTON PLANNED UNIT DEVELOPMENT CONDITIONAL USE PERMIT

that has been permitted to the plant have not reached the constructed capacity of the plant. Fearington Utilities, Inc. has been pro-active in its plans for service to Fearington Village. Plans for expansion of the wastewater treatment plant have been approved by the North Carolina Division of Water Quality. An authorization to construct the wastewater treatment plant expansion has also been issued by the State. The current proposed expansion will increase the hydraulic treatment capacity to 0.34 million gallons per day. Another future expansion of the treatment plant will provide the full 0.500 million gallons per day capacity. Fearington Utilities has adequate treatment capacity to serve Galloway Ridge's expansion and all proposed development in Fearington including Galloway Ridge. The collection system and pump station that serve Galloway Ridge were constructed with adequate capacity to serve this proposed expansion.

The NC Division of Water Quality monitors both the collection system and the treatment plant. Licensed operators are responsible for proper operation of the system. Daily monitoring reports with regular water quality testing are required to comply with the NPDES permit and State regulations.

A letter from Fearington Utilities, Inc. has been provided to the Planning Department stating that the Fearington Utilities, Inc. facilities can handle Phase II dwellings and services to Galloway Ridge.

### Water/Sewer Impact Statement:

Galloway Ridge will be expanded with 67 additional dwelling units. The anticipated average daily water demand is 7,000 gallons per day for the additional units. The Chatham County Public Works Department was contacted about the project. At the current time, it appears that there is sufficient water available to serve the project.

The additional dwelling units in Galloway Ridge will generate approximately 7,000 gallons per day of additional wastewater based on pumping records from the current Galloway Ridge facility. Fearington Utilities, Inc. has adequate treatment capacity to support the project.

### 3. Access Roads:

The access roads to Galloway Ridge are US 15-501 to Weathersfield (S.R. 1812), then onto the campus via Clynelish Close, Galloway Ridge and Speyside Circle, three separate entrances.

Roadway extensions on the Galloway Ridge campus will be constructed to NCDOT structural and material standards but will be privately maintained.

# REVISION TO THE GALLOWAY RIDGE SECTION OF THE FEARRINGTON PLANNED UNIT DEVELOPMENT CONDITIONAL USE PERMIT

## 4. Storm Water Runoff:

Phase I, the initial development of Galloway Ridge, installed systems and practices that manage and treat storm water. There are permitted ponds and wetlands which have been constructed in Phase I specifically to manage storm water. These existing systems were designed to handle part of the expansion proposed in this request for Phase II. Additional treatment systems will be designed, and permitted, to meet County and State standards for storm water management for the additional requirements for Phase II construction. Temporary sediment control devices will be designed and permitted by Chatham County for Phase II construction. Permanent storm water management devices will be designed to meet at least the 2-year 24-hour storm event, and there will be permitted by Chatham County and then by the State of North Carolina.

### Clustered Land Planning Techniques

The clustered land planning techniques and low rise apartment dwellings which create the existing campus of Galloway Ridge are noted in a recent EPA report that states that denser developments are actually better for water quality than normal and even large lot subdivision development. That report is attached in the Appendix to this Application. See Appendix E.

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## ENVIRONMENTAL IMPACT

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The Natural Heritage Program has generally identified favorable habitat for Carolina Ladle Crayfish in streams within a five-mile radius of Lake Jordan. Such habitats have not been specifically identified in streamways on the Galloway Ridge campus. Similarly the Appalachian Golden Banner was in the database, however the last observation was in 1958, which is not a strong indicator that it will be found in this tract. Note: only a small portion of Galloway Ridge's proposed additions are on woodlands. Most all are on land cleared and graded under permit for this future development.

No development in this application takes place in any streamway buffers.

The Inventory of the Natural Areas and Wildlife Habitats (June 1992) has not identified this tract as a protected area.

It is the design and construction goals of this plan to minimally impact air, water, wildlife and overall land quality of the Galloway Ridge tract. The layout and the architectural design are sensitive to the site and its existing campus features. The construction will be phased, thus limiting the disturbed land to only those areas under active construction. Buffer areas are already in place protecting the streamways and providing perimeter buffers. There will be no new streamway crossings in this revision.

**REVISION TO THE GALLOWAY RIDGE SECTION OF THE  
FEARRINGTON PLANNED UNIT DEVELOPMENT  
CONDITIONAL USE PERMIT**

Cleared and graded land will be stabilized with vegetation and new trees will be planted. The streamway will be protected by existing and supplemental vegetative buffers. Lawn and garden care chemicals will be directed through vegetative buffers.

Temporary sediment control and permanent storm water treatment is noted above in Finding #5, Item 4.

An environmental evaluation has been made by Soil & Environmental Consultants for the three wooded acres that this project will impact. See Appendix C to this document.