



**CHATHAM COUNTY
BOARD OF COMMISSIONERS
AGENDA ABSTRACT**

ITEM NUMBER:
MEETING DATE:
3-19-07

PART A

Subject: Request by Nicolas P. Robinson for a revision to Condition # 2, of Chapel Ridge, Phase I regarding sidewalks from Hwy 87 to the clubhouse recreation area.

Action Requested: See Recommendations.

Attachments:

1. Letter of explanation dated February 8, 2007, from Nicholas P. Robinson, Bradshaw & Robinson, LLP
2. Letter dated January 12, 2007 from Greg Garrett, Development Manager, The Parks at Meadowview.
3. Chapel Ridge approval letter, dated September 21, 2004.
4. Map titled "The Parks at Meadowview, Community Trails Master Plan", prepared by CE Group, Inc., dated February 2, 2007.

Submitted By:

Keith Megginson, Planning Director

Date

County Manager Review:

Charlie Horne, County Manager

Date

This abstract requires review by:

County Attorney

Date Reviewed

Finance Officer

Date Reviewed

Budget Officer

Date Reviewed

PART B

Re: Chapel Ridge, Phase I

Introduction / Background / Previous Board Actions:

The Board of County Commissioners granted final approval of Chapel Ridge, Phase 1, Sections F, G, and H. See attachment # 3.

Issues for Further Discussion and Analysis:

The request before the Board is made by Nicholas Robinson, Attorney, Bradshaw & Robinson representing both Chapel Ridge and The Parks at Meadowview. The request is to revise Condition # 2 of the Chapel Ridge, Phase One, approval which reads "Sidewalks shall be provided along the public road from NC Highway 87 and along the private road from Old Graham Road, SR-1520, to the clubhouse recreation area and ultimately, along the road to the public recreation area if the county approves one." The sidewalk has been completed from Old Graham Road, SR-1520 to the clubhouse. No public recreation area was approved within the development.

The request is to eliminate the sidewalk from NC Highway 87 to the clubhouse / recreation area and it be replaced with a condition that the "green" trail system as shown on attachment # 4 be installed within The Parks at Meadowview and Chapel Ridge. The entrance roadway area from NC Hwy 87 is a portion of The Parks at Meadowview property. As stated in the letter of explanation, Hwy 87 is not a 'pedestrian friendly' highway and a trail network between the two subdivisions would provide for interconnectivity between communities. Per Greg Garrett, Development Manager for The Parks at Meadowview, he supports the request. See attachment #2. The request seems reasonable.

Recommendation: The Planning Department and Planning Board recommend granting the request to revise Condition # 2 of Chapel Ridge, Phase One to eliminate the construction of the sidewalk from NC Highway 87 to the clubhouse / recreation area with the following conditions:

1. The Parks at Meadowview shall install a trail system substantially as depicted on the "Community Trail Master Plan", prepared by CE Group, Inc, dated February 8, 2007. The entire trail area shall be completed prior to final plat approval for the final phase of The Parks at Meadowview.
2. The developer will install an additional trail from the westernmost portion of the main trail to NC 87 if directed by the Planning Board at a future time. The Planning Board shall notify the developer to install the trail not later than ten years from March 19, 2007.