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February 8, 2007

Mrs. Lynn Richardson  
Chatham County Planning Department  
P. O. Box 54  
Pittsboro, North Carolina 27312

VIA HAND DELIVERY

RE: Revision to Chapel Ridge Phase One, Final Plat Approval Condition

Dear Lynn:

As you may recall, when the final plat for Phase One of Chapel Ridge (then known as "Buck Mountain Golf Community") was approved by the Board of Commissioners on or about May 18, 2004, the approval contained a condition that stated that:

"sidewalks shall be provided along the public road from N.C. Highway 87 and along the private road from Old Graham Road, State Road 1520, to the clubhouse recreation area and ultimately along the road to the public recreation area if the County approves one."

This letter is to request a revision to that condition eliminating the requirement that the sidewalk from N.C. Highway 87 to the recreation area be constructed and that the condition be revised to require installation of an extensive pedestrian trail network by The Parks at Meadowview, LLC as set forth in more detail below and in the map enclosed herewith.

As you may recall, after the above-referenced condition was imposed, the owner of the adjoining land and subdivision to the south of Chapel Ridge, formerly known as "Meadowview," conveyed the Meadowview subdivision to The Parks at Meadowview, LLC (Crescent Resources). Almost the entirety of the roadway where the proposed sidewalk would be from N.C. Highway 87 to the recreation area is located on property owned by The Parks at Meadowview, LLC and is part of The Parks at Meadowview subdivision.

In lieu of the sidewalk from the recreation area to N.C. Highway 87, the developer of The Parks at Meadowview has proposed to construct a significant "green" trail system that will integrate with the existing sidewalks and proposed sidewalks to provide pedestrian connectivity

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throughout The Parks at Meadowview and connectivity with the extensive sidewalk system already installed at Chapel Ridge. It is important to note that the sidewalk from Old Graham Road to the recreation area at Chapel Ridge has already been installed. It is also important to note that the County declined to accept the proposal of locating a public recreation area on the Meadowview property and, as such, there will be no necessity of a sidewalk to serve the same.

If the requested revision to the condition is approved, rather than having a sidewalk from the clubhouse recreation area at Chapel Ridge out to N.C. Highway 87, there will be a pedestrian trail that runs along the same trajectory all the way to the rotary area that is closest to N.C. Highway 87. This proposal would eliminate any pedestrian trail, path or sidewalk from the said rotary out to N.C. Highway 87. From a planning perspective, this would seem to be an agreeable change given that N.C. Highway 87 is not at all pedestrian friendly and a sidewalk out to the highway would seem to serve no utilitarian pedestrian purpose; whereas the pedestrian friendly trail network is the ideal type of pedestrian interconnectivity that the County would want to encourage from a planning perspective.

An additional benefit is that the trail system is a green, environmentally friendly solution and cuts down on impervious surface.

In support of this request, we submit herewith a copy of the Community Trails Master Plan for The Parks at Meadowview as well as a copy of a letter previously submitted to your office by Greg Garrett, the Development Manager for The Parks at Meadowview, wherein he acknowledges that The Parks at Meadowview, LLC will install the trail system.

Also enclosed is a check for the application fee you requested in the amount of \$250.00 to cover this request to revise the condition to the Phase One final plat approval.

In summary, this is to request that the requirement that a sidewalk be built from N.C. Highway 87 to the recreation area be eliminated as a condition to the Phase One plat approval for Chapel Ridge and that the same be replaced with a condition that the trail system be installed substantially as depicted on the enclosed map. Please let us know if we need to submit any further information.

Very truly yours,



Nicolas P. Robinson

NPR:jbs  
Enclosures  
c: Fred Ward  
Paul G. Garrett

CRESCENT COMMUNITIES  
GREATER RALEIGH

8450 Falls of Neuse Road  
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January 12, 2007

Mr. Keith Megginson  
Chatham County Planning Department  
P.O. Box 54  
Pittsboro, NC 27312

Dear Keith,

Enclosed please find our plan for a trail and sidewalk system for the Parks at Meadowview. As you can see we propose to construct a significant trail system that will integrate with the proposed sidewalks to provide pedestrian connectivity throughout our property.

You will note that the plan does not show sidewalk along Parks Meadow Drive. I understand that Chapel Ridge is required to install sidewalk along this road as part of their development plan approval. We would like to propose that Chapel Ridge NOT be required to construct the sidewalk. We would rather build the trail system within wooded buffer areas along Parks Meadow Drive to provide pedestrian connectivity.

Please consider this letter a formal request to eliminate any County requirement for sidewalks to be constructed along Parks Meadow Drive by Chapel Ridge or the Parks at Meadowview. Instead, The Parks at Meadowview will construct a walking trail as generally depicted on the enclosed plan.

If you have any questions or need additional information please call me at 704-621-9210 or email to [pggarrett@crestent-resources.com](mailto:pggarrett@crestent-resources.com).

Sincerely,



Greg Garrett  
Development Manager, The Parks at Meadowview

✓ Cc: Mr. Fred Ward, Chapel Ridge

ADJOINING PROPERTY OWNERS

Chapel Ridge Community Association, Inc.  
1040 Chapel Ridge Drive  
Pittsboro, NC 27312

The Parks at Meadowview, LLC  
8450 Falls of the Neuse Road  
Suite 102  
Raleigh, NC 27615

Chatham Partners LLC  
1000 St. Albans Drive, Suite 400  
Raleigh, NC 27609

Polk-Sullivan LLC  
P. O. Box 5689  
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