

PLANNING & ZONING REVIEW NOTES

VII. A.

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**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.

**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.

**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 recommends 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 and to place a condition on The Parks at Meadowview that the trail system be installed 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 Parks at Meadowview.