

## MEMORANDUM

**To:** Subdivision Review Board

**From:** Susan Ballbach, Senior Planner

**Subject:** Amended Trail Configuration for the Revised Sherrill's Stream at Lake Norman Cluster Preliminary Plat

**Date:** March 28, 2023

**Request:**

To amend the open space trail configuration on the Revised Preliminary Cluster Plat for Sherrill's Stream at Lake Norman Subdivision; approved by the SRB on January 29, 2020 for 89 lots.

**Site Data:**

Applicant and Property Owner: Sherrills Stream at Lake Norman Homeowners Association, Inc.

PIN/Address: The subject open space is located off Sherrills Ford Road, identified as Parcel 4608-02-85-5609 and addressed as 2344 Meadow Stream Dr., Sherrills Ford, NC 28673.

**Request Analysis:**

The approved plat of January 29, 2020 shows 5-foot sidewalks on one side of the street, outside of the right-of-way. Trails will be installed in the open space, accessed from the ends of each of the roadways: Sherrill's Stream Drive, Whispering Stream Court, and Meadow Stream Drive. The approved plat shows a trail 669 linear feet long, and a foot-bridge over the stream in the central open space area.

The current request proposes an open space trail which also connects to the ends of Sherrill's Stream Drive, Whispering Stream Court, and Meadow Stream Drive. However, the walking bridge over the stream will be eliminated and the trail will be lengthened, the central open space area, to 1,240 linear feet, so it can encircle the stream to its culmination.

**Recommendation:**

Staff recommends approval of the Amended Trail Configuration for Sherrill's Stream at Lake Norman cluster subdivision with recommended conditions to include:

- 1) Approve the proposed trail configuration as shown on the amended trail plat.
- 2) All other requirements of the Sherrill's Stream at Lake Norman Revised Cluster Subdivision; approved by the SRB on January 29, 2020, must be met.