



Legislation Details (With Text)

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Title: Resolution Authorizing the Exchange of Real Property Located at 4229 Short Farm Rd with the Keystone Group, Inc.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Keystone Group SOS.pdf, 2. ShortFarmRd_12.18.18_8.5x11.pdf, 3. 19-0003 Short Farm Resolution.pdf

Date	Ver.	Action By	Action	Result
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Resolution Authorizing the Exchange of Real Property Located at 4229 Short Farm Rd with the Keystone Group, Inc.

Department: Parks & Recreation
Council District: 1

Public Hearing: N/A
Advertising Date/By: N/A

Contact 1 and Phone: Nasha McCray, 433-7360
Contact 2 and Phone: Shawna Tillery, 373-7808

PURPOSE:

City Council is being requested to approve a land exchange of 1.41 acres of 4229 Short Farm Rd for 1.41 acres of land to be included in a larger single-family subdivision planned by Keystone Group located at Sumner Church Road and Carol Avenue in east Greensboro.

BACKGROUND:

Keystone Group approached the Parks and Recreation Department about the land exchange. The land exchange will allow for Keystone Group Inc. to develop approximately 10 additional lots for the subdivision plat.

In 2012 a Phase 1 environmental assessment as performed on City’s property 4229 Short Farm Road. The underground storage tank and pervious residential structure have been removed. The North Carolina Department of Environmental Quality has an issued a no further action required designation for the property. As part of the property exchange, the deed restrictions for the City-owned parcels will be amended on the exchanged property.

If approved, the City will convey a 1.315 acre portion and a 0.098 acre portion of Parcel #00141663 (4229 Short Farm Rd) zoned City Public Institutional comprising a total of 1.413 acres and valued at \$12,208.56 to Keystone Group, Inc. in exchange for a 0.113 acre portions of Parcel #00142382 (4408 Near Sumner Church Rd), a 0.197 acre portion of Parcel #00142542 (5200 Carol Ave), a 0.164 acre portion of Parcel #00142541 (5206 Carol Ave), a 0.172 acre portion of Parcel #00142540 (5208 Carol Ave), a 0.563 acre portion of Parcel #00142539 (5215 Carol Ave), and a 0.204 acre portion of Parcel #00142538 (5216 Carol Ave) necessary for the development of a single family subdivision and valued at \$41,720.99 comprising a total of 1.413 acres. All of the Keystone parcels are currently zoned County RS-30. A separate annexation and original zoning and rezoning request for these parcels will be presented to City Council in the future.

Pursuant to North Carolina General Statutes § 160A-271, the City may exchange real property by private negotiation if the City receives full and fair consideration in exchange for its property. Notice of the Council's intent to authorize this exchange was published in accordance with State law.

BUDGET IMPACT: None.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that the City Council finds that it will receive full and fair consideration and that it authorizes the real property exchange with Keystone Group, Inc.