



Legislation Details (With Text)

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**File created:** 8/13/2018    **In control:** City Council

**On agenda:** 9/25/2018    **Final action:**

**Title:** Resolution Authorizing Acceptance of Dedication of Ten Floodplain, Drainageway and Open Space Parcels from Westminister Company/Guilford Greene Community Association, Brown Investment Properties, Inc. Robert C. Rhein Interests, Inc. /7 CCC LLC, Woodberry, LLC, Reedy Fork Associates, LLC., Bellwood Village, Inc., Westminister Homes, Inc., Westminister Homes of North Carolina, Inc., Capsule Group LLC. and Reedy Fork East, LLC/Reedy Fork Investments, LLC

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1 DWOSP Map 2617 Open Quaker Landing Rd.pdf, 2. 2 DWOSP Map 3701 Open Crosstimbers Dr.pdf, 3. 3 DWOSP Map 5405 Rear Broadleaf Rd.pdf, 4. 4 DWOSP Map 7 Near Chatterson Ct.pdf, 5. 5 DWOSP Map 5955 Near Summit Ave.pdf, 6. 6 DWOSP Map 10 YY Thames Ct.pdf, 7. 7 DWOSP Map 2803 YY Grasmere Dr.pdf, 8. 8 DWOSP Map 3539 YY Terrault Dr.pdf, 9. 9 DWOSP Map 3747 Near Battleground Ave.pdf, 10. 10 DWOSP Map 6430 Near US Highway 29.pdf, 11. Revised 18-0528 Sept DWOSP Resolution.pdf

Date	Ver.	Action By	Action	Result
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Resolution Authorizing Acceptance of Dedication of Ten Floodplain, Drainageway and Open Space Parcels from Westminister Company/Guilford Greene Community Association, Brown Investment Properties, Inc. Robert C. Rhein Interests, Inc. /7 CCC LLC, Woodberry, LLC, Reedy Fork Associates, LLC., Bellwood Village, Inc., Westminister Homes, Inc., Westminister Homes of North Carolina, Inc., Capsule Group LLC. and Reedy Fork East, LLC/Reedy Fork Investments, LLC

Department: Parks and Recreation

Council District: 2, 3 and 4

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:**

Ten floodplain, drainageway, and open space parcels were dedicated on recorded plats but not formally accepted by or deeded to the City. City Council acceptance of the parcels is requested.

**BACKGROUND:**

Dedication of drainageway and open space areas is a requirement of the City's subdivision regulations in the Land Development Ordinance. Pursuant to North Carolina General Statutes Section 160A-374, the approval of a plat does not constitute the acceptance by a city or the public of the dedication of any street or other ground or public facility shown on the plat; however, a city council may by resolution accept the dedication made to the

public of lands or facilities for streets, parks, public utility lines, or other public purposes. All dedications of drainageway and open space are evaluated by a multi-departmental team of city staff and then presented to the City's Parks and Recreation Commission. The Parks and Recreation Department is in the process of accepting eleven designated floodplain, drainageway and open space parcels as described on the approved and recorded subdivision plats listed below:

- Parcel #0089095 was dedicated by the Westminster Company to the City of Greensboro for flood plain and open space in Plat Book 89 Page 32 recorded on February 26, 1988, as part of Section 3 of Hearthstone Meade at Guilford Greene. This parcel, also known as 2617 Open Quaker Landing Road, is approximately 4.0 acres, zoned Planned Unit Development, and is located in Council District 3. This parcel is currently listed by the Guilford County Tax Department as owned by the Guilford Greene Community Association which is responsible for maintenance of the permanent retention pond located on the parcel. A portion of the Atlantic & Yadkin Greenway crosses the property;
- Parcel #0081535 was dedicated by Brown Investment Properties, Inc. to the City of Greensboro and public as flood plain and open space in Plat Book 91 Page 2 recorded on July 26, 1988, as part of The Oaks of Brassfield. This parcel, also known as 3701 Open Crosstimbers Drive, is approximately 4.65 acres, zoned R-3, and is located in Council District 4. A proposed extension of the Price Park Trail is located on the property;
- Parcel #0078522 was dedicated by Robert C. Rhein Interests, Inc. to the City of Greensboro as drainageway and open space in Plat Book 172 Page 106 recorded on December 10, 2007, as part of Riley Village Phase 2. This parcel, also known as 5405 Rear Broadleaf Road, is approximately 1.20 acres, zoned R-3, and is located in Council District 3. This parcel is currently listed by the Guilford County Tax Department as owned by 7 CCC LLC. A portion of the Bald Eagle Trail crosses a portion of the property;
- Parcel #0085671 was dedicated by Woodberry, LLC as public open space in Plat Book 144 Page 105 recorded on January 8, 2002, as part of Phase 4 of Woodberry Park. This parcel, also known as 7 Near Chatterson Court, is approximately 0.58 acres, zoned CD-R3, and is located in Council District 3. A portion of the Atlantic & Yadkin Greenway and Little Loop Trail crosses a portion of the property;
- Parcel #0084339 was dedicated by Reedy Fork Associates, LLC to the City of Greensboro and the public for drainageway and open space in Plat Book 149 Page 14 recorded on December 30, 2002, as part of the Final Plat for Reedy Fork Ranch Drainageway & Open Space Dedication. This parcel, also known as 5955 Near Summit Avenue, is approximately 134.30 acres, zoned Planned Unit Development, and is located in Council District 2. A proposed extension of the Reedy Fork Greenway and Bryan Park Trail is located near the property;
- Parcel #0067398 was originally dedicated by Bellwood Village, Inc. to the City of Greensboro for flood plain and open space in Plat Book 100 Pages 18 and 19 recorded on November 15, 1990, as part of Section I, Phase 3 of the Bellwood Village North subdivision. The plat was re-recorded at Plat Book 115 Pages 71 and 73 recorded on March 8, 1995, to provide bearings and distances on the property lines around the flood plain and open space. This parcel, also known as 10 YY Thames Court, is approximately 1.41 acres, zoned CD-RM-12, and is located in Council District 2. A portion of the Redbud Greenway and Birds Nest Greenway intersect on the property;
- Parcel #0082359 was originally dedicated by Westminster Homes, Inc. to the City of Greensboro as drainageway and open space in Plat Book 127 Page 112 recorded on January 28, 1998, as part of Phase 3-B of the Saddle Creek subdivision also known as Brassfield. This parcel, also known as 2803 YY Grasmere Drive, is approximately 3.49 acres, zoned R-3, and is located in Council District 4. A proposed extension of the Price Park Trail is located on the property;
- Parcel #0082351 was originally dedicated by Westminster Homes of North Carolina, Inc. to the City of Greensboro, Guilford County, and the public as drainageway and open space, or thoroughfare, and

utility easement in Plat Book 117 Page 133 recorded on September 20, 1995. This parcel, also known as 3539 YY Terrault Drive, is approximately 5.68 acres, zoned R-3, and is located in Council District 4. A proposed extension of the Price Park Trail is located on the property. A proposed extension of the Gracewood Connector and Horsepen Creek Trail is located on the property;

- Parcel #0081201 was originally dedicated by Capsule Group, LLC to the City of Greensboro and the public as drainageway, open space and thoroughfare in Plat Book 138 Page 9 recorded on July 3, 2000. This parcel, also known as 3747 Near Battleground Avenue, is approximately 1.53 acres, zoned CD-CM, and is located in Council District 4;
- Parcel #0084331 was originally dedicated by Reedy Fork East, LLC and Reedy Fork Investments, LLC to the City of Greensboro and the public for drainageway and open space in Plat Book 149 Page 13 recorded on December 30, 2002. This parcel, also known as 6430 Near US Highway 29, is approximately 33.56 acres, zoned Planned Unit Development, and is located in Council District 2. A proposed extension of the Reedy Fork Greenway is located on the property;

**BUDGET IMPACT:**

Funding in the amount of \$260.00 for the Guilford County Register of Deeds recording fees are budgeted in the Parks and Recreation Department Account #101-5029-01.5288. Funding for the minimal maintenance of the drainage way and open space area is currently budgeted in the Field Operations Right-of Way maintenance budget.

**RECOMMENDATION / ACTION REQUESTED:**

The Parks and Recreation Department and the Parks and Recreation Commission recommend that City Council adopt the resolution to formally accept the dedication of ten floodplain drainageway and open space parcels known as Parcel #0089095 from Westminster Company/Guilford Greene Community Association; Parcel #0081535 from Brown Investment Properties; Parcel #0078522 from Robert C. Rhein Interests, Inc. /7 CCC LLC; Parcel #0085671 from Woodberry, LLC; Parcel #0084339 from Reedy Fork Associates, LLC; Parcel #0067398 from Bellwood Village, Inc.; Parcel #0082359 from Westminster Homes, Inc.; Parcel #0082351 from Westminster Homes of North Carolina, Inc.; Parcel #0081201 from Capsule Group, LLC; Parcel #0084331 from Reedy Fork East, LLC and Reedy Fork Investments, LLC and Parcel #0228129 from Printworks Ventures, LLC.