



Legislation Details (With Text)

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**File created:** 12/28/2020    **In control:** City Council  
**On agenda:** 1/19/2021    **Final action:** 1/19/2021  
**Title:** Resolution Authorizing Acceptance of Dedication of Eleven Drainageway and Open Space Parcels from Tuscany Development, LLC; Keystone Group, Inc., Rehoboth Point, LLC; Fairview Homes, Inc.; Carrolland Corporation, Hummingbird Development Group, LLC and Windsor Investments, LLC and Reedy Fork Ranch Owners Association, Inc.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. DWOSP 1614 NEAR SUNRISE VALLEY DR.pdf, 2. DWOSP 1801 REAR SAVANNAS RUN DR.pdf, 3. DWOSP 3398 YY PANARAMA DR.pdf, 4. DWOSP 3535 YY SWANLEY DR.pdf, 5. DWOSP 3700 MOSBY DR.pdf, 6. DWOSP 4013 REAR EDISON PARK RD.pdf, 7. DWOSP MEADOW OAK.pdf, 8. 21-0051 January Resolution.pdf

Date	Ver.	Action By	Action	Result
1/19/2021	1	City Council	adopt	Pass

Resolution Authorizing Acceptance of Dedication of Eleven Drainageway and Open Space Parcels from Tuscany Development, LLC; Keystone Group, Inc., Rehoboth Point, LLC; Fairview Homes, Inc.; Carrolland Corporation, Hummingbird Development Group, LLC and Windsor Investments, LLC and Reedy Fork Ranch Owners Association, Inc.

Council Priority: Maintain Infrastructure and Provide Sustainable Growth Opportunities

Department: Parks and Recreation  
Council District: 1, 2 and 5

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

Contact 1 and Phone: Nasha McCray, 433-7360  
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**PURPOSE:**

The Parks and Recreation Department is in the process of accepting eleven designated drainageway and open space parcels as described on the approved and recorded subdivision plats listed below. City Council approval of acceptance is requested.

**BACKGROUND:**

The subject property is located at the following addresses:

- Parcel #45657 was dedicated by Tuscany Development, LLC to the City of Greensboro for open space

and greenway on the Final Plat for Savanna's Run recorded in Plat Book 160 Page 123 on July 22, 2005. This parcel, also known as 1801 Rear Savannas Run Drive, is approximately 0.14 acres, zoned R-5, and is located in Council District 2. The Guilford County Tax Office lists the current owner as Tuscany Development LLC.

- Parcel #86660 was dedicated by Keystone Group, Inc. to the City of Greensboro and the public for drainage way and open space on the Final Plat for Meadow Oaks, Phase 2, Section 1, Map 1, recorded in Plat Book 157 Page 81 on December 1, 2004. This parcel, also known as 902 Meadow Oak Drive, is approximately 0.55 acres, zoned R-5, and located in Council District 1. The Guilford County Tax Office lists the current owner as Rehobeth Pointe LLC.
- Parcel #86661 was dedicated by Keystone Group, Inc. to the City of Greensboro and the public for drainage way and open space on the Final Plat for Meadow Oaks, Phase 2, Section 1, Map 2, recorded in Plat Book 158 Page 66 on February 2, 2005. This parcel, also known as 920 Meadow Oak Drive, is approximately 3.61 acres, zoned CD-RM-12, and is located in Council District 1. The Guilford County Tax Office lists the current owner as Rehobeth Pointe LLC.
- Parcel #86249 was dedicated by Rehobeth Point, LLC to the City of Greensboro and the public for drainage way and open space on the Final Plat for Meadow Oaks, Phase 3 - Lot 76A, recorded in Plat Book 178 Page 144 on May 24, 2010. This parcel, also known as 925 Meadow Oak Drive, is approximately 1.11 acres, zoned CD-RM-12, and is located in Council District 1. The Guilford County Tax Office lists the current owner as Rehobeth Place Holdings, LLC.
- Parcel #40131 was dedicated by Fairview Homes, Inc. to the City of Greensboro for an open space park on the Final Plat for Fairview Homes recorded in Plat Book 28 Page 46 on October 19, 1959. This parcel, also known as 3700 Mosby Drive, is approximately 1.47 acres, zoned R-5, and is located in Council District 5.
- Parcel #83878 was dedicated by Carrolland Corporation to the City of Greensboro for drainage way and open space on the Final Plat, Phase two of Wynterhall, recorded on Plat Book 164 Page 21 on April 5, 2006. This parcel, also known as 3710 Marksbury Drive, is approximately 0.83 acres, zoned CD-R-7, and is located in Council District 2. The Guilford County Tax Office lists the current owner as Wynterhall Homeowners Association Inc.
- Parcel #27782 was dedicated by Hummingbird Development Group, LLC to the City of Greensboro and the public for drainage way and open space on the Final Plat for The Village At Northside, Phase 4 - Section 2, recorded in Plat Book 167 Page 138 on December 15, 2006. This parcel, also known as 1614 Near Sunrise Valley Drive, is approximately 1.01 acres, zoned RM-18, and is located in Council District 2. The Guilford County Tax Office lists the current owner as Hummingbird Development Group LLC.
- Parcel #83778 was dedicated by Windsor Investments, LLC to the City of Greensboro and the public for drainage way and open space on the Final Plat, Phase 11 of the Briarmeade Subdivision recorded in Plat Book 155 Page 63 on July 2, 2004. This parcel, also known as 3398 YY Panarama Drive, is approximately 1.22 acres, zoned R-3, and is located in Council District 2. The Guilford County Tax

Office lists the current owner as Briarmeade Homeowners Association.

- Parcel #83879 was dedicated by Carrolland Corporation to the City of Greensboro and the public for drainage way and open space on the Final Plat for Phase 3A of Wynterhall recorded in Plat Book 171 Page 27 on August 31, 2007. This parcel, also known as 3535 YY Swanley Drive, is approximately 0.92 acres, zoned CD-R-7, and is located in Council District 2. The Guilford County Tax Office lists the current owner as Wynterhall Homeowners Association, Inc.
- Parcel #83877 was dedicated by Carrolland Corporation to the City of Greensboro and the public for drainage way and open space on the Final Plat, Sheet One of Two for Phase One of Wynterhall recorded in Plat Book 161 Page 18 on August 18, 2005. This parcel, also known as 3541 Near Mcknight Mill Road, is approximately 5.18 acres, zoned CD-R-7, and is located in Council District 2. The Guilford County Tax Office lists the current owner as Carrolland Corp.
- Parcel #219583 was dedicated by Reedy Fork Ranch to the City of Greensboro and the public for drainage way and open space on the Final Plat Sheet 2 of 2 for Reedy Fork Ranch recorded in Plat Book 183 Pages 97-98 on December 7, 2012. This parcel, also known as 4911 Reedy Fork School Road, is approximately 6.63 acres, zoned PUD, and is located in Council District 2. The Guilford County Tax Office lists the current owner as Reedy Fork Ranch Owners Association, Inc.

**BUDGET IMPACT:**

Funding in the amount of \$286.00 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 the drainageway and open space parcels known as Parcel #86660 and #86661 from Keystone Group, Inc., Parcel #86249 from Rehobeth Point, LLC, Parcel #40131 from Fairview Homes, Inc., Parcel #83878, Parcel #83879 and Parcel #83877 from Carrolland Corporation, Parcel #27782 from Hummingbird Development Group, LLC, Parcel #83778 from Windsor Investments, LLC and Parcel #219583 from by Reedy Fork Ranch.