



Legislation Details (With Text)

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Title:	Resolution Authorizing Acceptance of Dedication of Eight Drainageway and Open Space Parcels from Key Homes, Inc., Redwolf Development Company, LLC, and Streamside Homeowners Association, Inc.				
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Date	Ver.	Action By	Action	Result
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Resolution Authorizing Acceptance of Dedication of Eight Drainageway and Open Space Parcels from Key Homes, Inc., Redwolf Development Company, LLC, and Streamside Homeowners Association, Inc.

Department: Parks and Recreation
Council District: District 5 and District 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:

The Parks and Recreation Department is in the process of accepting eight 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 #0058508 was dedicated by Key Homes, Inc. to the City for floodplain and open space in Plat Book 67 Page 24 recorded on July 24, 1980, as part of the Oaks West Section 7B subdivision. This parcel, also known as 2101 Open Creekwood Drive, is approximately 2.1 acres, zoned R-3, and located in District 5;
- Parcel #0058137 was dedicated by Key Homes, Inc. to the City for flood plain and open space in Plat Book 61 Page 121 recorded on July 28, 1978, as part of the Oaks West Section 6-A subdivision. This parcel, also known as 4701 Near Creekwood Drive, is approximately 1.35 acres, zoned R-3 and located

in District 5;

- Parcel #0058507 was dedicated by Key Homes, Inc. to the City for flood plain and open space in Plat Book 62 Page 122 recorded on July 24, 1989, as part of the Oaks West Section 6-B subdivision. This parcel, also known as 2301 Creekwood Drive, is approximately 4.7 acres, zoned R-3 and located in District 5;
- Parcel #0059658 was dedicated by Key Homes, Inc. for flood plain and open space in Plat Book 68 Page 121 recorded on March 18, 1981, as part of the Oaks West Section 8 subdivision. This parcel, also known as 2001 Open Creekwood Drive, is approximately 3.5 acres, zoned R-3 and located in District 4;
- Parcel #0059659 was dedicated by Key Homes, Inc. for flood plain, open space, or thoroughfare in Plat Book 72 Page 54 recorded on August 13, 1982, as part of the Oaks West Section 9 subdivision. This parcel, also known as 1997 Creekwood Drive, is approximately 2.72 acres, zoned R-3 and located in District 5;
- Parcel #0058627 was dedicated by the Rhein Company to the City of Greensboro for flood plain and open space in Plat Book 74 Page 88 on August 23, 1984, as part of the Oaks West Section 12 subdivision. This parcel, also known as 1997 YY Creekwood Drive, is approximately .95 acres, zoned R-3 and located in District 5. Key Homes, Inc. was the successor in interest to lots developed by the Rhein Company which is no longer in existence as a corporate entity;
- Parcel #0043233 was dedicated by Pierce Homes of Carolina, Inc. (owner) and Redwolf Development Co., LLC (developer) to the City of Greensboro and public for drainageway and open space in Plat book 158 Page 65 recorded on February 2, 2005, as part of the Streamside Subdivision - Section 2. This parcel, also known 711 Near Beckwith Drive, is approximately 2.46 acres, zoned R-3, and located in District 4;
- Parcel #0041466 was dedicated by Pierce Homes of North Carolina, Inc. (owner) and Redwolf Development Co., LLC (developer) to the City of Greensboro and public for drainageway and open space in Plat book 158 Page 64 on February 2, 2005, as part of the Streamside Subdivision - Section 1. This parcel, also known as 702 Near Beckwith Drive, is approximately 4.10 acres, zoned R-3, and located in District 4. This parcel was conveyed from Pierce Homes of Carolina Inc. to Streamside Homeowners Association, Inc. by deed recorded in Book 6288 Pages 2813-2815 on April 7, 2005;

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 acceptance of a dedication. The City Council may accept the dedication by adopting a resolution at which time control of the parcel will transfer to the City. 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 Commission approved the recommendation to accept the dedicated drainageway and open space properties at its meeting on November 8, 2017. If accepted by City Council, these parcels will continue to be used as open space.

BUDGET IMPACT:

Funding in the amount of \$208.00 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 #0058508, Parcel # 0058137, Parcel #0058507, Parcel #0059658, Parcel #0059659, Parcel #0058627 from Key Homes, Inc., Parcel #0043233 from Redwolf Development Company, and Parcel #0041466 from Streamside Homeowner Association, Inc.