



## Legislation Details (With Text)

**File #:** ID 19-0231    **Version:** 1    **Name:**  
**Type:** Resolution    **Status:** Passed  
**File created:** 3/25/2019    **In control:** City Council  
**On agenda:** 4/16/2019    **Final action:** 4/16/2019  
**Title:** Resolution Authorizing Acceptance of Dedication of Nine Floodplain, Drainageway and Open Space Parcels from SSB Properties, LLC/Bellwood Village, Inc./Blanche W. Bell, SSB Properties, LLC., Southwoods Limited Partnership/Affordable Home Management, Inc., Westminster Company, Dexter T. Crotts/Metropolitan Life Insurance Company, ML North Carolina Apartments Limited Partnership and 1st Home Investment Corporation

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. DWOSP Map 2 YY TENBY CT.pdf, 2. DWOSP Map 2118 YY, 2118 YY1 Tealwood Dr.pdf, 3. DWOSP Map 2305 R1 COLUMBUS ST.pdf, 4. DWOSP Map 4501 Baylor St.pdf, 5. DWOSP Map 5631 NEAR RUFFIN RD.pdf, 6. DWOSP Map 5850 OLD OAK RIDGE RD.pdf, 7. 19-0231 RES SSB Properties.Bellwood.Blance Bell et al.pdf

Date	Ver.	Action By	Action	Result
4/16/2019	1	City Council	adopt	Pass

Resolution Authorizing Acceptance of Dedication of Nine Floodplain, Drainageway and Open Space Parcels from SSB Properties, LLC/Bellwood Village, Inc./Blanche W. Bell, SSB Properties, LLC., Southwoods Limited Partnership/Affordable Home Management, Inc., Westminster Company, Dexter T. Crotts/Metropolitan Life Insurance Company, ML North Carolina Apartments Limited Partnership and 1<sup>st</sup> Home Investment Corporation

Department: Parks and Recreation  
Council District: All

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

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**PURPOSE:**

Nine 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 #88918 was dedicated by SSB Properties, LLC to the City of Greensboro and the public for drainage way and open space on the Final Plat of Alexander Pointe Phase 2 in Plat Book 159 Page 124 recorded on May 12, 2005. This parcel, also known as 4604 Near Kinnakeet Way, is approximately 2.61 acres, zoned CD-R-7, and is located in Council District 2. Ownership of the property is currently vested in Bellwood Village, Inc. and Blanche W. Bell, as tenants in common, by deed recorded with the Guilford County Register of Deeds in Book 6311, Page 1519 on May 12, 2005, and re-recorded in Book 6325, Page 1822 on June 2, 2005;
- Parcel #88922 was dedicated by SSB Properties, LLC to the City of Greensboro and the public as drainage way and open space on the Revised Final Plat of Alexander Pointe Phase 1 in Plat Book 155 Page 108 recorded on July 15, 2004. This parcel, also known as 4219 Rear Peppervine Trail, is approximately 1.43 acres, zoned CD-R-7, and is partially located in Council District 2 and partially located in Council District 3.;
- Parcel #29475 was dedicated by Southwoods Limited Partnership to the City of Greensboro as drainage way and open space on the Final Plat for Southwoods Limited Partnership in Plat Book 125 Page 65 recorded on July 24, 1997. This parcel, also known as 2305 R1 Columbus Street, is approximately 1.69 acres, zoned RM-12, and is located in Council District 1. The tax card shows the City of Greensboro as the owner; however, Affordable Housing Management, Inc. is the successor in interest to Southwoods Limited Partnership.;
- Parcel #57588 was dedicated by the Westminster Company to the City for flood plain and open space on the Revised Plat of Section 2 of Forest Edge in Plat Book 62 Page 57 recorded on October 3, 1978. This parcel, also known as 2 YY Tenby Court, is approximately 0.82 acres, zoned R-3, and is located in Council District 3.;
- Parcel #92650 was dedicated by SSB Properties, LLC to the City of Greensboro as a park and as dedicated drainage way and open space on the Final Plat of Bellwood Village Section IV, Phase 2A in Plat Book 148 Page 127 recorded on December 6, 2002. This parcel, also known as 4501 Baylor Street, is approximately 4.25 acres, zoned CD-RM-12, and is located in Council District 2.;
- Parcel #76399 was dedicated by Dexter T. Crotts to the City of Greensboro and the public as flood plain and open space on the Plat of Oak Ridge Trace Apartments in Plat Book 92 Page 37 recorded in 1988 (date unknown). This parcel, also known as 5850 Old Oak Ridge Road, is approximately 9.01 acres, zoned RM-5, and is located in Council District 5. The property was subsequently conveyed to the Metropolitan Life Insurance Company by deed recorded with the Guilford County Register of Deeds in Book 3701 Page 1031 on November 10, 1988.;
- Parcel #95704 was dedicated by ML North Carolina Apartments Limited Partnership to the City of Greensboro, Guilford County, and the public for drainage way and open space and utility easement on

the Final Plat for Bridford Lake in Plat Book 127 Page 33 recorded on December 10, 1997. This parcel, also known as 5631 Near Ruffin Road, is approximately 7.21 acres, zoned CD-RM-12, and is located in Council District 5.;

- Parcel #65636 was dedicated by 1<sup>st</sup> Home Investment Corporation to the City of Greensboro as floodplain and open space on the Plat of Section 2-B Hunter's Run Subdivision in Plat Book 101 Page 4 recorded on February 12, 1991. This parcel, also known as 2118 YY Tealwood Drive, is approximately 2.69 acres, zoned R-5, and is located in Council District 1.;
- Parcel #49784 was dedicated by 1<sup>st</sup> Home Investment Corporation to the City of Greensboro as floodplain and open space on the Plat of Section 2-B Hunter's Run Subdivision in Plat Book 101 Page 4 recorded on February 12, 1991. This parcel, also known as 2118 YY1 Tealwood Drive, is approximately 2.03 acres, zoned R-5, and is located in Council District 1.

**BUDGET IMPACT:**

Funding in the amount of \$234.00 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 fifteen floodplain drainageway and open space parcels known as Parcel #88918 and Parcel #88922 from SSB Properties, LLC, Parcel #29475 from Southwoods Limited Partnership, Parcel #57588 from Westminster Company, Parcel #92650 from SSB Properties, LLC, Parcel #76399 from Dexter T. Crotts, Parcel #95704 from ML North Carolina Apartments Limited Partnership and Parcel #65636 and Parcel #49784 from 1<sup>st</sup> Home Investment Corporation.