



Legislation Details (With Text)

File #:	ID 20-0274	Version:	1	Name:	
Type:	Resolution	Status:		Passed	
File created:	3/11/2020	In control:		City Council	
On agenda:	7/21/2020	Final action:		7/21/2020	
Title:	Resolution Authorizing Acceptance of Dedication of Nine Drainageway and Open Space Parcels from Westminster Home of North Carolina, Inc./K. Hovnanian Homes of North Carolina, Inc., Greenhaven Trace, LLC, Edgar W. Stone and Theresa B. Stone, Mt Hope Investments, LLC, Bennington Village Homeowners Association, Westminster Company, Paul E. Norman, Jr. and Edna C. Norman and SCD I, LLC				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. DWOSP Map 800 YY GREENHAVEN DR.pdf, 2. DWOSP Map 1698 A NATCHEZ TRCE.pdf, 3. DWOSP Map 1905 RYAN ST.pdf, 4. DWOSP Map 3120 CREEK RIDGE - 2711 YY TAYBROOK WAY.pdf, 5. DWOSP Map 3313 YY S ELM-EUGENE ST.pdf, 6. DWOSP Map 3920 MOUNTAINBROOK DR.pdf, 7. DWOSP Map 5020 YY MALLISON WAY-5034 MALLISON WAY.pdf, 8. 20-0274 RES May 2020 DWOSP.pdf				

Date	Ver.	Action By	Action	Result
7/21/2020	1	City Council	adopt	Pass

Resolution Authorizing Acceptance of Dedication of Nine Drainageway and Open Space Parcels from Westminster Home of North Carolina, Inc./K. Hovnanian Homes of North Carolina, Inc., Greenhaven Trace, LLC, Edgar W. Stone and Theresa B. Stone, Mt Hope Investments, LLC, Bennington Village Homeowners Association, Westminster Company, Paul E. Norman, Jr. and Edna C. Norman and SCD I, LLC

Council Priority: Maintain Infrastructure and Provide Sustainable Growth Opportunities

Department: Parks and Recreation
Council District: 1, 2, and 3

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

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Contact 2 and Phone: Shawna Tillery, 373-7808

PURPOSE:

The Parks and Recreation Department is in the process of accepting nine 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 #50569 was dedicated by Westminster Homes of North Carolina, Inc. to the City of Greensboro for drainage way and open space on the Final Plat of Section 1, Phase 2 Chadbury Subdivision recorded in Plat Book 115 Page 39 on February 20, 1995. This parcel, also known as 3120 Creek Ridge Road, is approximately 2.84 acres, zoned R-5, and is located in Council District 1. The Guilford County Tax Office lists the current owner as K. Hovnanian Homes of North Carolina, Inc. due to a Certificate of Assumed Name recorded in Book 6232 Page 1799 on December 29, 2004.

Parcel #54133 was dedicated by Greenhaven Trace LLC to the City of Greensboro for drainage way and open space on the Final Plat of Greenhaven Trace recorded in Plat Book 147 Page 99 on August 27, 2002. This parcel, also known as 800 YY Greenhaven Drive, is approximately 0.97 acres, zoned Office, and is located in Council District 1.

Parcel #51655 was dedicated by Edgar W. Stone and Theresa B. Stone to the public and the City of Greensboro and the public for drainage way and open space on the Final Plat of Property of Edgar W. Stone and Theresa B. Stone recorded in Plat Book 147 Page 41 on August 7, 2002. This parcel, also known as 3313 YY S. Elm-Eugene Street, is approximately 0.05 acres, zoned R-5, and is located in Council District 1.

Parcel #84778 was dedicated by Mt. Hope Investments, LLC to the City of Greensboro and public for drainage way and open space on Final Plat Section 3, Phase 4 Bennington Village recorded in Plat Book 166 Page 47 on August 8, 2006. This parcel, also known as 5034 Mallison Way, is approximately 4.81 acres, zoned Planned Unit Development, and is located in Council District 1. The parcel was subsequently conveyed to the Bennington Village Homeowners Association by General Warranty Deed recorded in Book 6963 Page 342 on December 31, 2008.

Parcel #58891 was dedicated by the Westminster Company to the City of Greensboro on the Plat of Section 4 Natchez Trace recorded in Plat Book 81 Pages 45 on April 29, 1986. This parcel, also known as 1698 A Natchez Trace, is approximately 0.04 acres, zoned R-3, and is located in Council District 3.

Parcel #79498 was dedicated by Paul E. Norman, Jr. and his wife Edna C. Norman to the public and City of Greensboro as drainage way and open space on the Final Plat for Mountainbrook Subdivision recorded in Plat Book 148 Page 5 on September 27, 2002, and re-recorded in Plat Book 150 Page 109 on May 27, 2003, where the name of the street was changed from Mountainbrook Drive to Mountainridge Drive. This parcel, also known as 3920 Mountainridge Drive, is approximately 1.67 acres, zoned R-5, and is located in Council District 1.

Parcel #84777 was dedicated by Mt. Hope Investments, LLC to the City of Greensboro and public for drainage way and open space on the Final Plat Section 3, Phase 5 Bennington Village recorded in Plat Book 171 Page 99 on September 28, 2007. This parcel, also known as 5020 YY Mallison Way, is approximately 1.52 acres, zoned Planned Unit Development, and is located in Council District 1. The parcel was subsequently conveyed to the Bennington Village Homeowners Association by General Warranty Deed recorded in Book 7093 Page 2832 on December 31, 2009.

Parcel #50553 was dedicated by Westminster Homes of North Carolina, Inc. to the City of Greensboro for drainage way and open space on the Final Plat Section I Phase 3 Chadbury Subdivision recorded in Plat Book 116 Page 18 on May 5, 1995. This parcel, also known as 2711 YY Taybrook Way, is approximately 4.25 acres, zoned R-5, and is located in Council District 1. The Guilford County Tax Office lists the current owner as K. Hovnanian Homes of North Carolina, Inc. due to a Certificate of Assumed Name recorded in Book 6232 Page 1799 on December 29, 2004.

Parcel #26767 was dedicated by SCD I, LLC to the City of Greensboro, for public drainage way and open space on the Final Plat for Maple One recorded in Plat Book 168 Page 22 on January 5, 2007. This parcel, also known as 1412 Yanceyville Street, is approximately 4.57 acres, zoned LI, and is located in Council District 2.

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 the above referenced drainageway and open space parcels.