



Legislation Text

File #: ID 18-0165, **Version:** 1

Resolution Authorizing Acceptance of Dedication of Eleven Park, Floodplain, Drainageway and Open Space Parcels from Ashley Oaks, LLC, W L Coltrane, Pierce Roif Corporation, Treco, Inc., U.S. Shelter Corporation, Barnett Range Greensboro, Crayton-West Properties LLP, Duck Club LLC, and D Stone Builders, Inc.

Department: Parks and Recreation
Council District: District 4 and District 5
Public Hearing: N/A
Advertising Date/By: N/A

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PURPOSE:

Eleven park, floodplain, drainage way 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 ten designated park, floodplain, drainageway and open space parcels as described on the approved and recorded subdivision plats listed below.

- Parcel #0074550 was dedicated by Ashley Oaks, LLC to the City for drainageway and open space in Plat Book 127 Page 32 recorded on December 10, 1997, as part of the Ashley Oaks Apartments Recombination Plat. This parcel, also known as 5900 Big Tree Way, is approximately 6.14 acres, zoned CD-RM-12, and is located in Council District 5;
- Parcel #0075421 was dedicated by W. L. Coltrane as a park in Plat Book 35 Page 5 on May 5, 1966, as part of Section C of Longview Hills. This parcel, also known as 1307 King George Drive, is approximately 3.66 acres, zoned R-3, and is located in Council District 5;
- Parcel #0060657 was dedicated by Pierce Roif Corporation for flood plain and open space in Plat Book 81 Page 109 recorded on May 30, 1986, as part of Section 7 of The Thicket. This parcel, also known as 600 Open Shelby Drive, is approximately 2.86 acres, zoned R-3, and is located in Council District 5;

- Parcel #0065878 was dedicated by Pierce Roif Corporation to the City of Greensboro for flood plain and open space in Plat Book 92 Page 111 recorded on December 16, 1988, as part of the Shelby Drive Flood Plain and Open Space Dedication. This parcel, also known as 700 Open Shelby Dr., is approximately 2.15 acres, zoned RM-12 and is located in Council District 4;
- Parcel #0062006 was dedicated by Pierce Roif Corporation to the City of Greensboro as floodplain and open space in Plat Book 76 Page 172 recorded on April 17, 1985, as part of Section 9 of the Georgetowne Square Townhouses and in Plat Book 88 Page 31 recorded on November 18, 1987, as part of Section 16 of Georgetown Square. This parcel, also known as 920 Open Shelby Drive, is approximately 1.63 acres, zoned RM-12, and is located in Council District 4;
- Parcel #0059986 was dedicated by Treco, Inc. to the City of Greensboro for flood plain and open space in Plat Book 70 Page 44 on November 23, 1981, as part of Section 1 of Georgetown Square. This parcel, also known as 4400 Big Tree Way is approximately .92 acres, zoned RM-12, and is located in Council Districts 4 and 5;
- Parcel #0074421 was dedicated by U.S. Shelter Corporation to the City for flood plain and open space in Plat Book 76 Page 137 recorded on March 28, 1985, as part of the street dedication for Big Tree Way and as modified in Plat Book 85 Pages 93-94 on May 21, 1987, as Hunters Chase and Revised Right-of-Way for Big Tree Way. This parcel, also known as 4500 Big Tree Way, is approximately 5.24 acres, zoned R-3, and is located in Council District 5;
- Parcel #0076397 was dedicated by Barnett Range Greensboro to the public and the City of Greensboro as flood plain and open space in Plat Book 82 Page 147 on August 28, 1986, as part of Deerwood Meadows. This parcel, also known as 5851 Old Oak Ridge Road is approximately 8.23 acres, zoned RM-5, and is located in Council District 5;
- Parcel #0076396 was dedicated by Crayton-West Properties to the public and the City of Greensboro for flood plain and open space in Plat Book 92 Page 109 on December 16, 1988, as part of Oak Ridge Meadows. This parcel, also known as 5847 Old Oak Ridge Road is approximately 9.60 acres, zoned RM-5, and is located in Council District 5.
- Parcel #0081238 was dedicated by Duck Club LLC and D Stone Builders, Inc. to the public and the City of Greensboro for drainageway and open space in Plat Book 176 Page 121 on March 23, 2009, as part of Brassfield Station. This parcel, also known as 3706 Stratton Hills Drive, is approximately 1.82 acres, zoned PUD, and is located in Council District 4;
- Parcel #0081240 was dedicated by Duck Club LLC and D Stone Builders, Inc. to the City of Greensboro for drainageway and open space in Plat Book 176 Page 122 on March 23, 2009, as part of Brassfield Station. This parcel, also known as 3711 Stratton Hills Drive is approximately 1.15 acres, zoned PUD, and is located in Council District 4.

The indicated park, flood plain, drainageway, and open space areas on the recorded subdivision plats have been reviewed and recommended for acceptance by the Greensboro Parks and Recreation Commission at its meeting on May 9, 2018. If accepted by City Council, these parcels will continue to be used for their dedicated purposes. It is in the best interest of the City to formally accept the dedication of these park, flood plain, drainageway, and open space parcels.

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 park, floodplain, drainageway and open space parcels known as Parcel #0074550 from Ashley Oaks, LLC; Parcel #0075421 from W L Coltrane; Parcel #0060657, Parcel #0065878, and Parcel #0062006 from Pierce Roif Corporation; Parcel #0059986 from Treco, Inc.; Parcel #0074421 from U.S. Shelter Corporation; Parcel #0076397 from Barnett Range Greensboro; Parcel #0076396 from Crayton-West Properties; and Parcel #0081238 and Parcel #0081240 from Duck Club LLC and D Stone Builders, Inc.