



Legislation Text

File #: ID 19-0072, **Version:** 1

Resolution Authorizing Acceptance of Dedication of Nine Floodplain, Drainageway and Open Space Parcels from Central Atlantic Mortgage & Investment Corp, Inc., Saint Timothy's United Methodist Church, Kirkman & Koury, Inc./Koury Corporation, Ruggieri Associates, Inc., Portrait Homes Construction Co./Coble Farm Homeowners Association, Roundtable Properties, Inc./Fleming Meadows HOA, Inc., Pinecroft, Inc., John Kavanagh Company, Ernest J Mcfeters, Jr. and Joyce W. McFeters

Department: Parks and Recreation

Council District: 4 and 5

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 #0059137 was dedicated by Central Atlantic Mortgage & Investment Corp., Inc. to the City of Greensboro for flood plain and open space on the Plat for Section II - Breckenridge in Plat Book 68 Page 51 recorded on December 22, 1980. This parcel, also known as 1613 R1Foxhollow Road, is approximately 0.50 acres, zoned R-3, and is located in Council District 4. The dedicator was subsequently merged into the entity Cami Mortgage & Investment Co.;
- Parcel #0095302 was dedicated by Saint Timothy's United Methodist Church to the City of Greensboro as drainage way and open space on the Final Plat for Saint Timothy's Church in Plat Book 139 Page 120 recorded on November 29, 2000. This parcel, also known as 5230 Hilltop Road, is approximately 1.60 acres, zoned CD-RM-12, and is located in Council District 5;

- Parcel #0040013 was dedicated by Kirkman & Koury, Inc. for flood plain and open space on the Plat for Lamrocton Section 3 in Plat Book 52 Page 64 recorded on February 27, 1974. This parcel, also known as 3200 Open Twin Lakes Drive, is approximately 4.26 acres, zoned R-3, and is located in Council District 5. The dedicator was subsequently merged into the entity the Koury Corporation;
- Parcel #0068242 was dedicated by Ruggieri Associates Inc. to the City of Greensboro for drainage way and open space on the Final Plat for Phase 3 Flemington Ridge in Plat Book 123 Page 78 recorded on February 5, 1997. This parcel, also known as 5909 Fleming Terrace Road, is approximately 2.58 acres, zoned R-3, and is located in Council District 5;
- Parcel #0073043 was dedicated by Portrait Homes Construction Co. to the City of Greensboro and the public for drainage way and open space on the Final Plat of Coble Farms Phase 1 - Map 2 of 2 in Plat Book 141 Page 124 recorded on May 25, 2001. This parcel, also known as 2 Near Framingham Way, is approximately 1.20 acres, zoned CD-RM-8, and is located in Council District 5. The Guilford County Tax Department lists the current owner of this parcel as the Coble Farm Homeowners Association;
- Parcel #0040525 was dedicated by Pinecroft, Inc. to the City of Greensboro as drainage way and open space on the Plat for Pinecroft, Inc. in Plat Book 115 Page 118 recorded on April 6, 1995. This parcel, also known as 2905 Rear Twin Lakes Drive, is approximately 0.96 acres, zoned R-3, and is located in Council District 5;
- Parcel #0068031 was dedicated by John Kavanagh Company to the City of Greensboro as drainage way and open space on the Site Plan of Condominium Subdivision - Building #1 Phase 1 of Carriage Village Condominiums in Condominium Plat Book 5 Page 27 recorded on March 1, 1994. This parcel, also known as 6698 W. Friendly Avenue, is approximately 1.83 acres, zoned CD-RM-8, and is located in Council District 5;
- Parcel #0081302 was dedicated by Ernest J. McFetters, Jr. and Joyce W. McFetters to the City of Greensboro, Guilford County, and the public as drainage and open space and utility easement or thoroughfare on the Plat of Property of Ernest J. McFetters, Jr. and wife Joyce W. McFetters - New Garden Road in Plat Book 112 Page 131 recorded on July 15, 1994. This parcel, also known as 1805 New Garden Road, is approximately 4.39 acres, zoned R-3, and is located in Council District 4.

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 nine floodplain drainageway and open space parcels known as Parcel #0059137 from Central Atlantic Mortgage & Investment Corp., Inc.; Parcel #0095302 from St. Timothy's United Methodist Church; Parcel #0040013 from Kirkman & Koury, Inc/Koury Corporation.; Parcel

#0068242 from Ruggieri Associates, Inc.; Parcel #0073043 from Portrait Homes Construction Co/Coble Farm Homeowners Association.; Parcel #0068274 Roundtable Properties, Inc./Fleming Meadows HOA, Inc.; Parcel #0040525 from Pinecroft, Inc.; Parcel #0068031 from John Kavanagh Company; and Parcel #0081302 from Ernest J McFetters, Jr. and Joyce W. McFetters.