



## Legislation Text

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**File #:** ID 19-0148, **Version:** 1

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Resolution Authorizing Acceptance of Dedication of Fifteen Drainageway and Open Space Parcels from Sykes & Sykes Greensboro, LLC

Department: Parks and Recreation

Council District: 2

Public Hearing: N/A

Advertising Date/By: N/A

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### **PURPOSE:**

Fifteen 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 fifteen designated drainageway and open space parcels as described on the approved and recorded subdivision plats listed below:

- Parcel #228292 was dedicated by Sykes & Sykes of Greensboro, LLC to the City of Greensboro and public for drainage way and open space on the Final Plat of the Chapel Ridge Subdivision in Plat Book 199 Page 16 recorded on December 27, 2018. This parcel, also known as 4602 YY Chapel Ridge Drive, is approximately 0.37 acres, zoned R-5, and is located in Council District 2;
- Parcel #45533 was dedicated by Sykes & Sykes of Greensboro, LLC to the City of Greensboro and public for drainage way and open space on the Final Plat of Chapel Ridge Subdivision Central Section Phase 1 in Plat Book 170 Page 46 recorded on June 25, 2007. This parcel, also known as 4602 Byers Ridge Drive, is approximately 0.198 acres, zoned R-5, and is located in Council District 2;
- Parcel #46541 was dedicated by Sykes & Sykes of Greensboro, LLC and public for drainage way and open space on the Final Plat for Chapel Ridge Subdivision Phase 1A in Plat Book 164 Page 146 recorded on June 6, 2006. This parcel, also known as 4612 Near Byers Ridge Drive, is approximately

0.95 acres, zoned R-5, and is located in Council District 2;

- Parcel #228293 was to be dedicated by Sykes & Sykes of Greensboro, LLC to the City of Greensboro and public for drainage way and open space on the Final Plat of the Chapel Ridge Subdivision in Plat Book 199 Page 16 recorded on December 27, 2018. This parcel, also known as 2045 YY Chapel Park Lane, is approximately 0.13 acres, zoned R-5, and is located in Council District 2;
- Parcel #46542 was dedicated by Sykes & Sykes of Greensboro, LLC to the City of Greensboro and public for drainage way and open space on the Final Plat of Phase 1 Chapel Ridge Subdivision in Plat Book 161 Page 96 recorded on September 22, 2005. This parcel, also known as 4698 Rear Byers Road, is approximately 0.47 acres, zoned R-5, and is located in Council District 2;
- Parcel #228294 was to be dedicated by Sykes & Sykes of Greensboro, LLC to the City of Greensboro and public for drainage way and open space on the Final Plat of Chapel Ridge Subdivision Central Section Phase 2 Map 2 in Plat Book 174 Page 146 recorded on July 8, 2008. This parcel was subsequently dedicated by Sykes & Sykes of Greensboro, LLC to the City of Greensboro and public for drainage way and open space on the Final Plat of the Chapel Ridge Subdivision in Plat Book 199 Page 16 recorded on December 27, 2018. This parcel, also known as 2045 Y Chapel Park Lane, is approximately 0.26 acres, zoned R-5, and is located in Council District 2;
- Parcel #45623 was dedicated by Sykes & Sykes of Greensboro, LLC to the City of Greensboro and public for drainage way and open space on the Final Plat for Chapel Ridge Subdivision Central Section, Phase 2, Map 1 in Plat Book 173 Page 148 recorded on March 28, 2008. This parcel, also known as 8 YY Chapel Cross Court, is approximately 1.43 acres, zoned R-5, and is located in Council District 2;
- Parcel #225513 was dedicated by Sykes & Sykes of Greensboro, LLC to the City of Greensboro and public for drainage way and open space on the Final Plat for Chapel Ridge Subdivision Central Section Phase 3 Map 1 in Plat Book 193 Page 132 recorded on March 10, 2017. This parcel, also known as 1918 YY Chapel Brook Way, is approximately 1.59 acres, zoned R-5, and is located in Council District 2;
- Parcel #218494 was dedicated by Sykes & Sykes of Greensboro, LLC to the City of Greensboro and public for drainage and open space on the Final Plat for Chapel Ridge Subdivision, West, Map 6 in Plat Book 180 Page 42 recorded on March 31, 2011. This parcel, also known as 4606 B Byers Ridge Drive, is approximately 2.64 acres, zoned R-5, and is located in Council District 2;
- Parcel #45622 was dedicated by Sykes & Sykes of Greensboro, LLC to the City of Greensboro and public for drainage way and open space on the Final Plat for Chapel Ridge Subdivision, West, Map 2 in Plat Book 174 Page 78 recorded on May 28, 2008. This parcel, also known as 1808 YY Glenside Drive, is approximately 1.63 acres, zoned R-5, and is located in Council District 2;
- Parcel #45532 was dedicated by Sykes & Sykes of Greensboro, LLC to the City of Greensboro and public for drainage way and open space on the Final Plat for Chapel Ridge Subdivision, West, Map 1 in

Plat Book 171 Page 97 recorded on September 28, 2007. This parcel, also known as 1806 Chapel Edge Drive, is approximately 0.34 acres, zoned R-5, and is located in Council District 2;

- Parcel #228288 was dedicated by Sykes & Sykes of Greensboro, LLC to the City of Greensboro and public for drainage way and open space on the Final Plat for Chapel Ridge Subdivision Central Section Phase 4 in Plat Book 198 Page 21 recorded August 29, 2018. This parcel, also known as 4610 YY Chapel Ridge Drive, is approximately 0.53 acres, zoned R-5, and is located in Council District 2;
- Parcel #45523 was dedicated by Sykes & Sykes of Greensboro, LLC to the City of Greensboro and public for drainage way and open space on the Final Plat for Chapel Ridge Subdivision Central Section Phase 4 in Plat Book 198 Page 21 recorded on August 29, 2018. This parcel, also known as 4606 YY Chapel Ridge Drive, is approximately 2.72 acres, zoned R-5, and is located in Council District 2;
- Parcel #216801 was dedicated by Sykes & Sykes of Greensboro, LLC to the City of Greensboro and public for drainage way and open space on the Final Plat for Chapel Ridge Subdivision, West, Map 4 in Plat Book 177 Page 107 recorded on September 8, 2009. This parcel, also known as 4517 Chapel Ridge Drive, is approximately 2.32 acres, zoned R-5, and is located in Council District 2;
- Parcel #228291 was to be dedicated by Sykes & Sykes of Greensboro, LLC to the City of Greensboro and public for drainage way and open space on the Final Plat for Chapel Ridge Subdivision in Plat Book 199 Page 16 recorded on December 27, 2018. This parcel, also known as 1909 Y Chapel Brook Way, is approximately 0.86 acres, zoned R-5, and is located in Council District 2.

**BUDGET IMPACT:**

Funding in the amount of \$52.00 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 drainageway and open space parcels known as Parcel #228292, Parcel #45533, Parcel #46541, Parcel #228293, Parcel #46542, Parcel #228294, Parcel #45623, Parcel #225513, Parcel #218494, Parcel #45622, Parcel #45532, Parcel #228288, Parcel #45523, Parcel #216801 and Parcel #228291 from Sykes & Sykes of Greensboro, LLC.