



## Legislation Text

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**File #:** ID 19-0368, **Version:** 1

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Resolution Authorizing Acceptance of Dedication of Ten Drainage Way, Floodplain, and Open Space Parcels from Richardson Corporation/The New Fortis Corporation/K. Hovnanian Homes of North Carolina, Inc., Connecticut Mutual Life Insurance Company, Sunline USA Group, Inc./Gary and Virginia Dellinger, Pisgah Church Partners, LLC, Brown Investment Properties, Inc., John Kavanagh Development Company, Inc., Ben Rogers Construction Company, Westminster Company/Oak Bend Homeowners Association, Inc., Triad Risk Consultants, Inc., and Airog McConnell, LLC

Department: Parks and Recreation  
Council District: District 1, 2, 3, 4 and 5

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

Contact 1 and Phone: Nasha McCray, 433-7360  
Contact 2 and Phone: Shawna Tillery, 373-7808

### **PURPOSE:**

The Parks and Recreation Department is in the process of accepting ten designated drainage way, floodplain, 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 #89800 was dedicated by the Richardson Corporation to the public and the City of Greensboro as flood plain and open space on the Plat for Phase I, Section II The Gate Post a.k.a. The Harbor in Plat Book 88 Page 9 recorded on November 10, 1987 and dedicated by The New Fortis Corporation as flood plain and open space on the Plat for Phase IIB The Gate Post a.k.a. The Harbor recorded on June 24, 1992. A portion of Parcel #89800 was dedicated by The New Fortis Corporation to the City of Greensboro as flood plain and open space on the Plat for Phase IIB The Gate Post a.k.a. The Harbor recorded on June 24, 1992. K. Hovnanian Homes of North Carolina, Inc. is the successor in interest to The New Fortis Corporation. This parcel, also known as 5905 Bayleaf Drive, is approximately 1.25 acres, zoned R-3, and is located in Council District 3.;
- Parcel #55989 was dedicated by Connecticut Mutual Life Insurance Company to the City of Greensboro for drainage way and open space on the Final Plat for Carolina Circle Commercial Sites in Plat Book 109 Page 102 recorded on September 143, 1993. This parcel, also known as 2202 YY Sixteenth Street, is approximately 1.51 acres, zoned LI, and is located in Council District 2.;
- Parcel #79153 was dedicated by Sunline USA Group, Inc. to the City of Greensboro and the public for drainage way and open space on the Final Plat of Phase 2 Brown Industrial Park in Plat Book 158 Page 124 recorded on March 7, 2005. This parcel, also known as 2316 YY Joe Brown Drive, is approximately 0.78 acres, zoned LI, and is located in Council District 2. The Tax Card lists the current

property owners as Gary G. Dellinger and spouse Virginia C. Dellinger by General Warranty Deed recorded at Book 6279 Pages 1275-1277 on March 23, 2005; however, this deed conveyed Lot 9 and not the drainage way and open space parcel.;

- Parcel #87048 was dedicated by Pisgah Church Partners, LLC to the City of Greensboro as drainage way and open space on the Final Plat for Hyde Park Townhomes in Plat Book 128 Page 12 recorded on March 3, 1998, and re-recorded on the Final Plat for Phase 1: Hyde Park Townhomes in Plat Book 128 Page 149 recorded on June 17, 1998. This parcel, also known as 900 R2 Wesley Harris Circle, is approximately 0.45 acres, zoned CD-RM-8, and is located in Council District 2.;
- A portion of Parcel #97321 was dedicated by Brown Investment Properties, Inc. to the public and City of Greensboro as flood plain and open space on the Plat of Map 2 Section 2 Meadowbriar Subdivision a.k.a. Huntingdon in Plat Book 95 Page 33 recorded on July 28, 1989. A portion of Parcel #97321 was dedicated by Brown Investment Properties, Inc. to the public and City of Greensboro as flood plain and open space on the Plat of Map 3 Section 2 Meadowbriar Subdivision a.k.a. Huntingdon in Plat Book 95 Page 34 recorded on July 28, 1989. This parcel, also known as 3401 Open Briarbend Drive, is approximately 3.52 acres, zoned R-3, and is located in Council Districts 4 and 5.;
- Parcel #63358 was dedicated by John Kavanagh Development Company, Inc. to the City of Greensboro for flood plain and open space on the Plat for Map - 6B Country Woods in Plat Book 85 Page 32 recorded on April 6, 1987. This parcel, also known as 16 YY Spring Oak Court, is approximately 1.41 acres, zoned R-3, and is located in Council District 5.;
- Parcel #82020 was dedicated by Ben Rogers Construction Company to the City of Greensboro and the public as flood plain and open space on the Plat of Section II Coachman's Trail in Plat Book 85 Page 101 recorded on May 26, 1987. This parcel, also known as 4404 Staghorn Court, is approximately 4.11 acres, zoned R-3, and is located in Council District 4.;
- Parcel #93700 was dedicated by the Westminster Company to Guilford County, City of Greensboro, and public as flood plain and open space on the Plat of Phase 1 Map 2 Oak Bend in Plat Book 99 Page 145 recorded on November 8, 1990. This parcel, also known as 6901 Open Ridge Haven Road, is approximately 1.69 acres, zoned R-3, and is located in Council District 3. The Tax Card currently lists the property owner as the Oak Bend Homeowners Association Inc.;
- Parcel #98105 was dedicated by Triad Risk Consultants, Inc. to the City of Greensboro as open space and drainage way in Plat Book 130 Page 99 on the Subdivision Plat for Key Risk Corporate Center recorded on October 29, 1998. This parcel, also known as 8102 Industrial Village Road, is approximately 1.35 acres, zoned LI, and is located in Council District 5.
- Parcel #217823 was dedicated by Sears McConnell Properties, LLC, Pierre A. Gorla, Carolyn E. Gorla, Truck & Trailer Sales, Inc., McConnell Center Partners, LLC, Gorla McConnell Center, LLC, Sears McConnell Center, LLC, and Windsor Commercial Development Services, LLC to the City of Greensboro and the public for drainage way and open space in Plat Book 179 Page 53 on the Subdivision Plat Sheet 1 of 2 McConnell Center Lots 1-5, 7, & 8 recorded on August 16, 2010. This

parcel, also known as 4746 YY McConnell Center Drive, is approximately 4.41 acres, zoned CD-LI, and is located in Council District 1. The Tax Card currently lists the property owner as Airog McConnell, LLC.

**BUDGET IMPACT:**

Funding in the amount of \$260.00 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, floodplain, 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 drainage way and open space parcels known as Parcel #89800 from Richardson Corporation; Parcel #55989 from Connecticut Mutual Life Insurance Company; Parcel #79153 from Sunline USA Group, Inc.; Parcel #87048 from Pisgah Church Partners, LLC; Parcel #97321 from Brown Investment Properties, Inc.; Parcel #63358 from John Kavanaugh Development Company, Inc.; Parcel 82020 from Ben Rogers Construction Company; Parcel #93700 from Westminster Company and Parcel #98105 from Triad Risk Consultants, Inc.; and Parcel #217823 from Airog McConnell, LLC.