Legislation Text

File #: ID 20-0021, **Version:** 1

Resolution Authorizing Acceptance of Dedication of Eleven Drainageway and Open Space Parcels from Guilford Square Developments, LLC, Pierce Roif Corp., HSW Landmark I, Inc./Schaedle Worthington Hyde Properties, LP, O. Henry Construction Co., Robert M. Barefoot & Iris B. Barefoot, Anderson & Associates Contractors, Inc./Sandra Anderson Builders, Inc., Creekridge Partners, LLC, Joseph H. Peele, Jr. & Annie Belle K. Peele / Heirs of Annie K. Peele, and Yanceyville Street, LLC/Chantille Place Homeowners Associations, Inc.

Council Priority: Maintain Infrastructure and Provide Sustainable Growth Opportunities

Department: Parks and Recreation
Council District: 1, 2, 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 eleven 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 #114718 was dedicated by Guilford Square Developers, LLC to Guilford County, City of Greensboro, and the public as drainage way, open space and utility easement on the Final Plat of Guilford Commons recorded in Plat Book 165 Page 52 on June 30, 2006. This parcel, also known as 3105 YY Cedar Park Road, is approximately 4.69 acres, is zoned C-M, and is located in Council District 1.

Parcel #68649 was dedicated by Pierce Roif Corp. to the City of Greensboro as drainage way and open space on the Final Plat of Kildare Woods Phase 2, Section 3 recorded in Plat Book 121 Page 85 on August 22, 1996. This parcel, also known as 1707 Near Kildare Woods Drive, is approximately 2.73 acres, zoned R-3, and is located in Council District 5.

Parcel #95715 was dedicated by HSW Landmark I, Inc. to the City of Greensboro and the public for drainage way and open space or thoroughfare on the Final Plat for The Grove at Landmark recorded in Plat Book 128 Page 22 on March 12, 1998. This parcel, also known as 1402 Near Bridford Parkway, is approximately 0.94 acres, zoned CD-RM-12, and is located in Council District 5. The parcel was conveyed to Schaedle Worthington Hyde Properties, LP by Deed recorded in Book 4916 Page 1626.

Parcel #51660 was dedicated by the O. Henry Construction Co. as flood plain and open space on the Plat of Section One Woodlea Lake recorded in Plat Book 45 Page 29 on January 14, 1971. This parcel, also known as 3300 Woodcreek Drive, is approximately 2.49 acres, zoned R-5, and is located in Council District 1.

Parcel #52298 was dedicated by Robert M. Barefoot & Iris B. Barefoot to the City of Greensboro for flood plain and open space on the Plat of Map Two Evander Industrial Park also known as Four Seasons Industrial Services, Inc. recorded in Plat Book 99 Page 150 on November 9, 1990. This parcel, also known as 3107 R4 South Elm-Eugene Street, is approximately 1.93 acres, zoned HI, and is located in Council District 1.

Parcel #69767 was dedicated by Anderson & Associates Contractors, Inc. to the City of Greensboro as drainage way, open space and parkland on the Final Plat of Bethany Woods Phase 2 Map 2 recorded in Plat Book 130 Page 49 on October 2, 1998. This parcel, also known as 301 Near Humble Road, is approximately 8.2 acres, zoned R-3, and is located in Council District 1. The Guilford County Tax Office lists the current owner as Sandra Anderson Builders Inc. as the successor corporation.

Parcel #286722 was dedicated by Creekridge Partners, LLC to the City of Greensboro as drainage way and open space on the Final Plat of Creekridge Village Apartments recorded in Plat Book 134 Page 65 on September 10, 1999. This parcel, also known as 629 Rear Creek Ridge Road, is approximately 0.49 acres, zoned RM-18, and is located in Council District 1.

Parcel #97091 was dedicated by Horsepen Creek Meadows Associates to the City of Greensboro and the public as flood plain and open space on the Plat of Horsepen Meadows recorded in Plat Book 81 Page 126 on January 11, 1986. This parcel, also known as 3521 Terrault Drive, is approximately 1.85 acres, zoned R-3, and is located in Council District 4.

Parcel #93053 was dedicated by Joseph H. Peele, Jr. & Annie Belle K. Peele to the City of Greensboro and public for greenway and open space on the Final Plat for Joseph H. & Annie Belle K. Peele, Jr recorded in Plat Book 144 Page 94 on January 2, 2002. This parcel, also known as 2793 YY2 Green Crest Court, is approximately 0.96 acres, zoned PUD, and is located in Council District 1. The Guilford County Tax Office lists the current owners as the heirs of Annie K. Peele.

Parcel #45810 was dedicated by Yanceyville Street, LLC to the City of Greensboro as drainage way and open space on the Tentative Building Locations Plat for Phase 2 (Buildings #10 - #13) for Chantille Place Townhouses recorded in Plat Book 173 Page 135 recorded on March 14, 2008. This parcel, also known as 112 R2 Swan Haven Lane, is approximately 0.71 acres, zoned CD-RM-8, and is located in Council District #2. The parcel was conveyed to Chantille Place Homeowners Association, Inc. with the common elements by General Warranty Deed recorded in Book 7049 Page 2734 on August 19, 2009.

Parcel #45720 was dedicated by Yanceyville Street, LLC to the City of Greensboro as drainage way and open space on the Sheet 2 of 2 Tentative Building Locations Plat for Phase 1 (Buildings #1 - #9) for Chantille Place Townhouses recorded in Plat Book 169 Page 71 on April 23, 2007. This parcel, also known as 1430 Rear Whitesand Drive, is approximately 0.36 acres, zoned CD-RM-8, and is located in Council District #2. The parcel was conveyed to Chantille Place Homeowners Association, Inc. with the common elements by General Warranty Deed recorded in Book 7049 Page 2734 on August 19, 2009.

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 above referenced drainage way and open space parcels.