



Legislation Text

File #: ID 20-0110, **Version:** 1

Resolution Authorizing Acceptance of Dedication of Fourteen Drainageway and Open Space Parcels from Howard Frank Auman, Jr./Nugget Ridge Development Company, Willow Partners, LLC/Willow Oaks Partners, Greensboro Auto Auction, Inc., Wendover Village, LLC, Triad Risk Consultants, Inc./ING Investments, LLC, Sunline USA Group, Inc./Gary G. Dellinger and Virginia C. Dellinger, K&S Investments, Oak Ridge Property Partnership, Chandler Oaks, LLC/Chandler Oaks Subdivision Owners' Association and Greensboro Antique Mall, Inc./Mother Murphy's Laboratories, 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 fourteen 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 #53527 was dedicated by Nugget Ridge Development Company and Howard Frank Auman, Jr. to the public and the City of Greensboro for flood plain and open space on the Plat of Property of Frank Auman recorded in Plat Book 82 Page 1 on June 20, 1986, and re-dedicated by Nugget Ridge Development Company and Howard Frank Auman, Jr. to the City of Greensboro for flood plain and open space on the Plat of Property of Nugget Ridge Development Company and Howard Frank Auman, Jr. recorded in Plat Book 83 Page 75 on October 17, 1986. This parcel, also known as 1013 YY Glendale Drive, is approximately 3.51 acres, zoned RM-8, and is located in Council District 1.

Parcel #91136 was dedicated by Willow Partners, LLC to the City of Greensboro and the public for drainage way and open space on the Final Plat of Phase 2 O'Henry North recorded in Plat Book 160 Page 29 on June 10, 2005. This parcel, also known as 111 YY Hurston Way, is approximately 3.33 acres, zoned R-5, and is located in Council District 2. The Guilford County Tax Office lists the current owner as Willow Oak Partners due to a General Warranty Deed recorded in Book 5891 Page 2140 on July 31, 2003.

Parcel #57706 was dedicated by Greensboro Auto Auction, Inc. to the City of Greensboro for drainage way and open space as Tract A on the Final Plat for Greensboro Auto Auction, Inc. recorded in Plat Book 129 Page 61 on July 23, 1998 and re-recorded at Plat Book 134 Page 132 on October 15, 1999. This parcel, also known as 4007 Near W. Wendover Avenue, is approximately 1.84 acres, zoned CD-LI, and is located in Council District 4.

Parcel #57722 was dedicated by Greensboro Auto Auction, Inc. to the City of Greensboro for drainage way and open space as Tract B on the Final Plat for Greensboro Auto Auction, Inc. recorded in Plat Book 129 Page 61 on July 23, 1998 and re-recorded at Plat Book 134 Page 132 on October 15, 1999. This parcel, also known as 3907 YY W. Wendover Avenue, is approximately 6.92 acres, zoned CD-LI, and is located in Council District 4.

Parcel #57731 was dedicated by Greensboro Auto Auction, Inc. to the City of Greensboro for drainage way and open space as Tract C on the Final Plat for Greensboro Auto Auction, Inc. recorded in Plat Book 129 Page 61 on July 23, 1998. This parcel, also known as 805 Norwalk Street, is approximately 5.93 acres, zoned CD-LI, and is located in Council District 4.

Parcel #57733 was dedicated by Greensboro Auto Auction, Inc. to the City of Greensboro for drainage way and open space as Tract D on the Final Plat for Greensboro Auto Auction, Inc. recorded in Plat Book 129 Page 61 on July 23, 1998. This parcel, also known as 3716 YY Alliance Drive, is approximately 2.17 acres, zoned LI, and is located in Council District 4.

Parcel #55604 was dedicated by Wendover Village, LLC to the City of Greensboro and the public as drainage way and open space on the Final Plat for the Shoppes at Wendover Village recorded in Plat Book 150 Pages 147-150 on June 18, 2003. This parcel, also known as 4315 W. Wendover Avenue, is approximately 2.76 acres, zoned CD-C-H, and is located in Council District 4.

Parcel #98104 was dedicated by Triad Risk Consultants, Inc. and ING Investments, LLC to the City of Greensboro and public as drainage way and open space on the Plat of Industrial Village Road Extension recorded in Plat Book 126 Page 100 on October 23, 1997. This parcel, also known as 7864 Near McCloud Road, is approximately 1.92 acres, zoned LI, and is located in Council District 5. The Guilford County Tax Office lists the current owner as ING Investments LLC due to a General Warranty Deed recorded in Book 4353 Page 1526 on October 23, 1995.

Parcel #79165 was dedicated by Sunline USA Group, Inc. to the City of Greensboro, Guilford County, and the public for drainage way and open space on the Final Plat for Phase 2 Brown Industrial Park recorded in Plat Book 158 Page 124 on March 7, 2005. This parcel, also known as 2318 YY Joe Brown Drive, is approximately 3.86 acres, zoned LI, and is located in Council District 2. The Guilford County Tax Office lists the current owners as Gary G. Dellinger and Virginia C. Dellinger due to a General Warranty Deed recorded in Book 6279 Page 1275 on March 23, 2005, which conveyed Lot 9.

Parcel #48171 was dedicated by K&S Investments to the City of Greensboro for drainage way and open space on the Plat for Stonegate Acres Phase V recorded in Plat Book 115 Page 53 on February 28, 1995. This parcel, also known as 3601 Near Country Ridge Road, is approximately 0.68 acres, zoned R-5, and is located in Council District 2.

Parcel #76409 was dedicated by Oak Ridge Property Partnership to the public as drainage way and open space on the Final IMUD Plat for New Garden Village recorded in Plat Book 149 Page 7 on December 25, 2002. This parcel, also known as 5577 YY Garden Village Way, is approximately 11.3 acres, zoned PUD, and is

located in Council District 5.

Parcel #85360 was dedicated by Chandler Oaks, LLC to the City of Greensboro and public as drainage way and open space on the Final Plat for Chandler Oaks Phase II, Section 1 recorded in Plat Book 166 Page 116 on September 14, 2006. This parcel, also known as 5246 Chandler Oaks Lane, is approximately 1.53 acres, zoned CD-R-5, and is located in Council District 1. The Guilford County Tax Department lists the current owner as Chandler Oaks Subdivision Owners Association due to a General Warranty Deed recorded in Book 6702 Page 1407 on April 4, 2007, referencing the common elements and wet detention pond.

PIN #786337505 (former Parcel #29328) and PIN #7863434206 (former Parcel #29329) were dedicated by Greensboro Antique Mall, Inc. to the City of Greensboro and the public for drainage way and open space on the Final Plat of Property of Greensboro Antique Mall (Integrated Multiple Use Development) recorded in Plat Book 147 Page 113 on September 3, 2002. These parcels, also known as 2405 Near Randleman Road (approximately 1.51 acres) and 2407 YY Randleman Road (approximately 2.80 acres) are zoned LI, and are located in Council District 1. These parcels were conveyed to Mother Murphy's Laboratories, Inc. from Chinatown Development, LLC by Deed recorded in Book 7884 Page 1632 and combined with other parcels by Instrument of Combination recorded in Book 8080 Page 277 into Parcel #29331, also known as 300 Dougherty Street.

BUDGET IMPACT:

Funding in the amount of \$364.00 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.