



Legislation Text

File #: ID 20-0646, **Version:** 1

Resolution Authorizing Acceptance of Dedication of Twelve Drainage Way and Open Space Parcels from Ernest C. & Ruby Grissom, Cornwallis Development Co./Reorganized Cone Mills Corporation, Jonathan & Karen Wise/Wise Choice Investments, LLC, Percy H. Sears, Sr., Brigadier LTD, and Christ Covenant Church, Hackett Properties, Inc./Jamison SS&L, LLC, John Kavanagh Development Company, Inc., Ryan Place, Inc., The Meadows at Greensboro, LLC and Reedy Fork East, LLC/GHD Reedy Fork, LLC, and Friends Homes, Inc.

Council Priority: Maintain Infrastructure and Provide Sustainable Growth Opportunities

Department: Parks and Recreation
Council District: 1, 2, 3 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 twelve designated drainage way 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 #52863 was dedicated by Ernest C. & Ruby Grissom to the City of Greensboro for flood plain and open space on the Plat of Ernest C. & Ruby Grissom recorded in Plat Book 86 Page 115 on August 7, 1987. This parcel, also known as 4315 YY2 Rehobeth Church Road, is approximately 0.71 acres, zoned R-7, and is located in Council District 1.

Parcel #59493 was dedicated by Cornwallis Development Co. to the City of Greensboro for open space and flood plain on the Plat of Irving Park Section 40 Map 3 recorded in Plat Book 71 Page 118 on June 29, 1982. This parcel, also known as 700 Open Willoughby Boulevard, is approximately 7.25 acres, zoned R-3, and is located in Council District 3. The dedicator was merged into the Reorganized Cone Mills Corporation also known as CIPCO S.C. Inc.

Parcel #46120 was dedicated by Jonathan & Karen Wise to the City of Greensboro and public for drainage way and open space on Final Subdivision Map for Denny Acres, Phase I recorded in Plat Book 169 Page 52 on April 13, 2007. This parcel, also known as 507 Denny Road, is approximately 4.33 acres, zoned R-5, and is located

in Council District 2. The parcel was subsequently conveyed to Wise Choice Investments LLC by General Warranty Deed recorded in Book 6708 Page 1694 on April 17, 2007.

Parcel #74785 was dedicated by Percy H. Sears, Sr., Brigadier Ltd, and Christ Covenant Church to the City of Greensboro as flood plain and open space on the Plat of Property of Percy H. Sears, Sr., Brigadier Ltd, and Christ Covenant Church recorded in Plat Book 85 Pages 130 on June 10, 1987. This parcel, also known as 5900 Near Big Tree Way, is approximately 1.21 acres, zoned R-3, and is located in Council District 5. This parcel was subsequently conveyed to Howard F. Auman, Jr. by General Warranty Deed recorded in Book 4398 Page 218.

Parcel #74810 was dedicated by Hackett Properties Inc. to the public and the City of Greensboro as drainage way and open space on the Final Plat for Century Oaks Apartments recorded in Plat Book 149 Page 68 on February 3, 2003. This parcel, also known as 337 YY Guilford College Road, is approximately 0.44 acres, zoned RM-12, and is located in Council District 5. The parcel was subsequently conveyed to Jamison SS&L LLC by General Warranty Deed recorded in Book 6272 Page 536 on March 10, 2005.

Parcel #65111 was dedicated by John Kavanagh Development Company, Inc. to the City of Greensboro as drainage way and open space on the Plat for Kensington Park recorded in Plat Book 87 Page 41 on July 27, 1987. This parcel, also known as 516 Glendale Drive, is approximately 0.81 acres, zoned RM-12, and is located in Council District 1.

Parcel #52901 was dedicated by Ryan Place, Inc. to the City of Greensboro for flood plain and open space on the Plat Phase 2 Ryan Place recorded in Plat Book 76 Page 58 on February 7, 1985. This parcel, also known as 890 Glendale Drive, is approximately 2.46 acres, zoned R-7, and is located in Council District 1.

Parcel #52864 was dedicated by The Meadows at Greensboro, LLC to the City of Greensboro as drainage way and open space on the Final Plat for Meadow Park recorded in Plat Book 128 Page 56 on April 1, 1998. This parcel, also known as 514 Glendale Drive, is approximately 0.29 acres, zoned CD-RM-12, and is located in Council District 1.

Parcel #65180 was dedicated by John Kavanagh Development Company, Inc. to the City of Greensboro for flood plain and open space on the Plat for Phase II Map 1 Kensington Trace recorded in Plat Book 91 Page 146 on October 4, 1988. This parcel, also known as 3317 Open Argyle Lane, is approximately 1.2 acres, zoned R-5, and is located in Council District 1.

Parcel #219589 was dedicated by Reedy Fork East, LLC to the City of Greensboro and the public as a drainage way and open space on the Final Plat of Reedy Fork Ranch Tract 22 in Plat Book 183 Pages 115-116 on December 7, 2012. This parcel, also known as 3600 Reedy Fork Parkway, is approximately 1.44 acres, zoned PUD, and is located in Council District 2. This parcel was subsequently conveyed to GHD Reedy Fork LLC by Special Warranty Deed recorded in Book 8286 Page 1423 on June 2, 2020.

A portion of Parcel #75134 was dedicated by Friends Homes, Inc. to the City of Greensboro for floodplain and open space on the Plat of The Property of Friends Homes, Inc. in Plat Book 103 Page 129 on January 3, 1992. It does not appear that the City formally accepted this dedication, but if so, rescinds any prior dedication as Friends Home, Inc. intends to reconfigure the parcel and dedicate the revised drainage way open space to the City of Greensboro on the Final Plat of Recombination Friends Home West Campus. The reconfigured parcel will be known as 998-YY Gretchen Lane and will be approximately 2.45 acres, zoned CD-PI, and located in Council District 5.

A portion of Parcel #75138 will be dedicated by Friends Homes, Inc. to the City of Greensboro as drainage way and open space on the Final Plat of Recombination Friends Home West Campus. The reconfigured parcel will be known as 5998-YY W. Friendly Avenue and will be approximately 4.10 acres, zoned CD-PI, and located in Council District 5.

BUDGET IMPACT:

Funding in the amount of \$312.00 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 drainage way and open space parcels described above.