



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: Dec. 9, 2024
Department: Planning and Economic Development
Agenda Section: Consent
Public hearing: Yes
Date of public hearing: April 20, 2023

PRESENTER/INFORMATION CONTACT

Shannan Campbell, Planning and Economic Development Manager

ITEM TO BE CONSIDERED

Subject: Collins Ridge (SFTEN, LLC and Collins Ridge Landco, LLC) land dedication(s) to the town

Attachments:

1. Non-warranty deed for the dedication of the 12.45 acre parcel south of I-85 adjacent to Millstone
2. Plat map for .81 acre (new lot 4) tract creation on the north side of Gold Hill Way adjacent to the town owned (Hillsborough Station) property
3. Deed for the dedication of the .81 acre tract (new lot 4)
4. Partial deed of trust release document for the .81 acre tract (new lot 4)
5. Property withdrawal from the declaration of covenants of the Collins Ridge Subdivision for the .81 acre tract

Summary:

In early 2023 DR Horton, the current developers of the Collins Ridge subdivision, approached the town with modifications to the original Master Plan for a handful of updates and changes needed as the project progressed. During those negotiations, the developer offered to dedicate land to the town that was no longer usable by the developer adjacent to the town-owned future Hillsborough Station project (.81 acre tract) and land locked by I-85 south of the Collins Ridge development (12.45 acre tract) that was already planned to make a greenway connection from Collins Ridge over I-85 and into the Millstone/Beckett's Ridge development.

The 12.45 acre tract can convey with a non-warranty deed, however the .81 acre tract requires the recording of a subdivision, recording the deed transferring the lot to the town, a release of underlying deed of trust from the previous developer and removal of the property from the declaration of covenants for the Collins Ridge neighborhood.

Financial impacts:

None.

Staff recommendation and comments:

Staff recommends acceptance of the parcels of land as approved and required by the revised Collins Ridge Master Plan dated June 1, 2023.

Action requested:

Approve the land dedication of .81 acre and 12.45 acres.