

**GENERAL ASSEMBLY OF NORTH CAROLINA**  
**SESSION 2003**

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**HOUSE DRH50166-LB-159 (3/19)**

Short Title: Pinebluff Property Conveyance.

(Local)

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Sponsors: Representative Culpepper.

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Referred to:

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A BILL TO BE ENTITLED

1  
2 AN ACT TO AUTHORIZE THE TOWN OF PINEBLUFF TO CONVEY TO  
3 ADJACENT PROPERTY OWNERS INTERNAL CENTER COURTS AND  
4 ALLEYS AT PRIVATE NEGOTIATED SALE.

5       Whereas, the Town of Pinebluff was originally developed by a private  
6 corporation and was platted in blocks, with each block containing approximately 24  
7 lots; and

8       Whereas, in the center of each block there was a center court reserved by the  
9 company, as well as four alleys which have never been opened; and

10       Whereas, the Town was subsequently incorporated but there is no evidence of  
11 a master conveyance or offer of dedication by the company to the Town of the alleys  
12 and center courts; and

13       Whereas, the Town basically assumed responsibility for the center courts and  
14 alleys, and several years ago began a policy of conveying the center courts by quitclaim  
15 deed to adjacent property owners for \$1.00 per one-eighth section of center court; and

16       Whereas, each one-eighth platted "slice" of the center court abuts but one of  
17 the 24 lots; and the Town's policy allowed the adjacent property owner to purchase the  
18 slice; and

19       Whereas, as stand-alone lots, each slice of the center court is unusable due to  
20 size, an entire center court cannot be developed as a separate lot due to size, access, and  
21 other issues, and only adjacent property owners would have any use for the property;  
22 and

23       Whereas, there has been concern about the proper statutory method for  
24 conveying any or all of the Town's interest in the center courts, and the Town desires to  
25 continue conveying property to the adjacent property owners and to have the past policy  
26 validated; Now, therefore,

27 The General Assembly of North Carolina enacts:

1           **SECTION 1.** The General Assembly finds that:

- 2           (1) The Town of Pinebluff was originally developed by a private  
3           corporation and was platted in blocks, with each block containing  
4           approximately 24 lots.
- 5           (2) In the center of each block there was a center court reserved by the  
6           company, as well as four alleys which have never been opened.
- 7           (3) The Town was subsequently incorporated but there is no evidence of a  
8           master conveyance or offer of dedication by the company to the Town  
9           of the alleys and center courts; and
- 10          (4) The Town basically assumed responsibility for the center courts and  
11          alleys, and several years ago began a policy of conveying the center  
12          courts by quitclaim deed to adjacent property owners for \$1.00 per  
13          one-eighth section of center court.
- 14          (5) Each one-eighth platted "slice" of the center court abuts but one of the  
15          24 lots; and the Town's policy allowed the adjacent property owner to  
16          purchase the slice.
- 17          (6) As stand-alone lots, each slice of the center court is unusable due to  
18          size, an entire center court cannot be developed as a separate lot due to  
19          size, access, and other issues, and only adjacent property owners  
20          would have any use for the property.
- 21          (7) There has been concern about the proper statutory method for  
22          conveying any or all of the Town's interest in the center courts and  
23          alleys, and the Town desires to continue conveying property to the  
24          adjacent property owners and to have the past policy validated.

25           **SECTION 2.** Notwithstanding Article 12 of Chapter 160A of the General  
26 Statutes, the Town of Pinebluff may convey at private negotiated sale to the adjacent  
27 property owner any or all of its interest in a portion of the center court and any adjacent  
28 unopened alley, whether by quitclaim or otherwise. Any such conveyances prior to the  
29 date this act becomes effective are confirmed and validated.

30           **SECTION 3.** This act is effective when it becomes law.