

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2003**

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HOUSE BILL 750

Short Title: Pinebluff Property Conveyance. (Local)

Sponsors: Representative Culpepper.

Referred to: Local Government I.

March 27, 2003

1 A BILL TO BE ENTITLED
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:

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

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

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

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