

**TOWN COUNCIL OF CENTREVILLE  
ORDINANCE NUMBER 03-2021**

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**AN ORDINANCE** for the purpose of authorizing the acceptance of the rights of way including roadways in the North Brook Phase III Subdivision and consenting to the conveyance of the 6.6-acre proposed park in the Phase II of the North Brook Subdivision to be conveyed directly to the North Brook Phase II Homeowners Association, Inc. in lieu of a conveyance to the Town; in compliance with the Charter of the Town of Centreville, Article III, Section 301, paragraph 46, and all matters related thereto.

**WHEREAS**, on December 17, 2008, the Centreville Planning Commission approved Phase III of a major subdivision known as North Brook; and

**WHEREAS**, as part of the Town's approval of Phase III of the North Brook subdivision, the Developer, Thomas W. Sperl and/or an entity owned by him, agreed to dedicate and convey certain rights of way including the roadways to the Town of Centreville;

**WHEREAS**, the roadways for Phase III of North Brook are more particularly shown on the attached Exhibit "A";

**WHEREAS**, North Brook Phase II has a 6.6-acre park that was originally intended to be conveyed to the Town; and

**WHEREAS**, in lieu of a conveyance to the Town of the park, the Town consents to the conveyance to the North Brook Phase II Homeowners Association.

**NOW, THEREFORE**, it is hereby Ordained by the Town Council of the Town of Centreville that:

Section 1. The recitals set forth above are incorporated herein by reference and made a part of this Ordinance.

Section 2. In accordance with § 5-204(c)(1) of the Local Government Article of the Annotated Code of Maryland, the Town Council has determined that acceptance of the roadways in Phase III of North Brook, including a portion of Wexford Drive, a portion of East Meadow Drive, Long Creek Way, Cool Meadow Drive, East Brook Drive, Fair Brook Way, Brooke Lane (shown on attached plat as Spring Brooke Lane), Near Brook Drive, North Creek Way, and a portion of North Brook Drive, serves a public purpose and that the conveyance of the 6.6 acre park in North Brook Phase II directly to the North Brook Phase II Homeowners Association, Inc. also serves a public purpose.

Section 3. The Town Manager is hereby authorized to execute any documents necessary to effectuate the Town's acceptance of the above referenced roads and the consent to the transfer of the park to the North Brook Phase II Homeowners Association, and to take whatever additional actions are reasonably necessary to effectuate the terms of this Ordinance.

Section 4. This Ordinance shall become effective twenty (20) days after its enactment.

**ATTEST:**



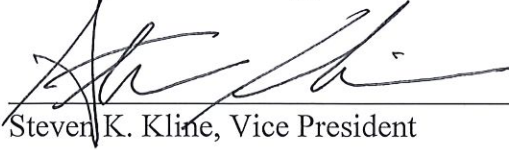
Carolyn M. Brinkley  
Town Clerk

First Reading: February 25, 2021  
Second Reading: March 4, 2021  
Enacted: March 18, 2021  
Effective: April 15, 2021  
(21st calendar day after enactment)

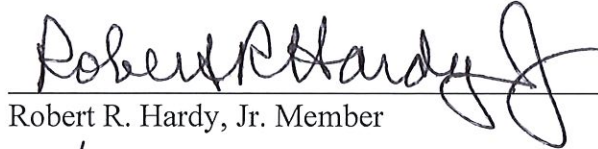
**THE TOWN COUNCIL OF CENTREVILLE**

ABSENT

Timothy E. McCluskey, President



Steven K. Kline, Vice President



Robert R. Hardy, Jr. Member



Jeffrey D. Kiel, Member



Shelby C. Anania, Member