

RESOLUTION CALLING A PUBLIC HEARING FOR JULY 20, 2021 ON THE  
ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTY  
LOCATED AT 5144-ZZ, 5119, 5121, 5164 AND 5200 MCCONNELL ROAD, 1360  
VILLAGE ROAD AND 1801 AND 1812-ZZ ANDREWS FARM ROAD – 386-ACRES

WHEREAS, the owner of all the hereinafter-described property, which is non-contiguous to the City of Greensboro, has requested in writing that said property be annexed to the City of Greensboro;

WHEREAS, Chapter 160A, Section 58.1 (non-contiguous) of the General Statutes of North Carolina provides that territory may be annexed after notice has been given by publication one time in a newspaper of general circulation in the city;

WHEREAS, at a regular meeting of the City Council on the 20<sup>th</sup> day of July, 2021, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS  
(PROPERTY LOCATED AT 5144-ZZ, 5119, 5121, 5164 AND 5200 MCCONNELL  
ROAD, 1360 VILLAGE ROAD, AND 1801 AND 1812-ZZ ANDREWS FARM ROAD  
– 386-ACRES)

Section 1. Pursuant to G.S. 160A-58.1 (non-contiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

BEGINNING at a point in the existing Greensboro satellite city limits (as of April 30, 2021) , said point being the southernmost corner of that 12.547-acre satellite annexation approved by Ordinance 14-147 on December 2, 2014; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS with the eastern line of Millstream Business Park, Section 2, Phase 1, as recorded in Plat Book 149, Page 120, S 17°37'31" W 315.48 feet to a sanitary sewer manhole in the eastern line of Lot 13 in said Phase 1; thence with said Phase 1 eastern line S 22°08'49" W 248.22 feet to a sanitary sewer manhole at the southernmost corner of said Phase 1; thence with the western line of said Phase 1 the following four courses and distances: 1) N 69°55'02" W 392.46 feet to a sanitary sewer manhole, 2) N 72°14'16" W 297.39 feet to a sanitary sewer manhole, 3) N 51°06'02" W 250.29 feet to a point, and 4) S 48°09'33" W 52.92 feet to a sanitary sewer manhole at the southwestern corner of said Phase 1; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS with the western line of property of Guilford County, as recorded in Deed Book 4706, Page 926, S 11°25'30" E 207.71 feet to an iron pipe; thence with said line S 80°55'30" W 126.70 feet to the center of Little Alamance Creek; thence the following five courses and distances with said creek, the center line of said creek being the actual line: 1) S 30°06'30" E 82.79 feet to an iron pipe, 2) S 19°09' E 298.83 feet to an iron pipe, 3) N 56°28'20" E 273.67 feet to an iron pipe, 4) N 87°49'40" E 129.28 feet to an iron pipe, and 5) S 67°07'10" E approximately 600 feet to the northeastern corner of Lot 1 of Property of Benjamin Ernest Andrews and wife, Alice Mae, as recorded in Plat Book 97, Page 49, also being the northwestern corner of Tract 2 of William C. and Rebecca W. Kageorge, as recorded in Deed Book 3817, Page

806; thence with the western line of said Tract 2 the following eight courses and distances: 1) S 16°19'13" W 35.26 feet to an iron pipe, 2) S 16°19'13" W 612.55 feet to an iron pipe, 3) S 08°56'54" W 224.13 feet to a 5/8" capped rebar set, 4) S 33°43'44" W 287.15 feet to an iron pipe, 5) S 48°37'47" W 346.69 feet to an iron pipe, 6) S 19°55'46" W 157.51 feet to an iron rod on the northern right-of-way line of Andrews Farm Road (S.R. 3074), 7) S 17°11'06" W 61.75 feet to an iron pipe in the southern right-of-way line of said road, and 8) S 16°13'55" E 411.13 feet to an iron pipe at the southwestern corner of said Tract 2, having a N. C. State Plane Coordinate (NAD 1983-2011) value of North 836,943.94 feet, East 1,814,804.90 feet; thence with the southern line of said Tract 2 S 83°46'51" E 185.58 feet to an iron rod; thence with said line S 39°33'34" E 724.48 feet to a 5/8" capped rebar set at the northwestern corner of Tract 1 of William C. and Rebecca W. Kageorge, as recorded in Deed Book 7075, Page 1965; thence with the western line of said Tract 1 S 13°03'34" E 428.10 feet to an iron rod; thence with said line S 00°36'48" W 284.46 feet to an iron pipe at the southwestern corner of said Tract 1, having a N. C. State Plane Coordinate (NAD 1983-2011) value of North 835,663.89 feet, East 1,815,544.45 feet; thence with the western line of Elizabeth F. Stewart, LLC, as recorded in Deed Book 5136, Page 1120, S 00°45'15" W 11.79 feet to an iron rod at the northeastern corner of Micki S. Stewart, as recorded in Deed Book 6374, Page 420; thence with the northern line of Micki S. Stewart N 88°55'31" W 751.72 feet to a 5/8" capped rebar set at Stewart's northwestern corner; thence with Stewart's western line the following six courses and distances: 1) S 02°19'05" W 443.43 feet to an iron rod at the northeastern corner of Lot 11 of Forest Run, Phase 2, as recorded in Plat Book 143, Page 95, 2) S 02°26'56" W 223.55 feet to an iron pipe at the northeastern corner of Lot 10 of said Phase 2, 3) S 02°22'15" W 300.46 feet to an iron rod in the northern right-of-way line of Zante Road, 4) S 02°10'57" W 59.71 feet to an iron rod in the southern right-of-way line of Zante Road, 5) S 02°22'53" W 794.30 feet to an iron pipe at the southeastern corner of Lot 12 of said Phase 2, and 6) S 02°29'47" W 200.91 feet to an iron pipe in the northern right-of-way of-way line of McConnell Road (S.R. 3072); thence S 02°27'30" W 60.45 feet to an iron pipe on the southern right-of-way line of said road; thence with said Stewart line S 02°05'48" W 88.96 feet to an iron rod; thence with said line S 02°09'51" W 82.46 feet to an iron rod at Stewart's southwestern corner; thence with Stewart's southern line S 87°19'03" E 858.46 feet to an iron rod at Stewart's southeastern corner; thence N 03°15'48" E 179.88 feet to an iron rod within the right-of-way of McConnell Road; thence with Stewart's eastern line N 02°02'18" E 124.51 feet to an iron rod; thence with said line N 03°13'59" E 124.14 feet to an iron pipe; thence with said line N 87°56'22" W 165.34 feet to an iron pipe; thence with said line N 04°03'08" E 1194.63 feet to an iron pipe at the westernmost corner of Elizabeth F. Stewart, LLC; thence with a southern line of said LLC S 87°53'20" E 791.81 feet to an iron pipe; thence with said line S 71°30'35" E 330.87 feet to an iron rod; thence with the western line of said LLC S 08°43'52" W 941.71 feet to a point in the northern line of Lot 1 of Property of Terry S. Gauldin and wife Elizabeth Starling Gauldin, as recorded in Plat Book 166, Page 15; thence with said line N 87°04'38" W 100.81 feet to a 5/8 " capped rebar at the northwestern corner of said Lot 1; thence with the western line of said Lot 1 S 22°23'56" W 434.48 feet to a 5/8" capped rebar; thence continuing with said line S 04°23'00" W 4.95 feet to a 5/8" capped rebar at the southwestern corner of said Lot 1; thence with the western line of property of Terry S. and Elizabeth S. Gauldin, as recorded in Deed Book 6305, Page 1509, the

following six courses and distances: 1) S 02°47'04" W 859.39 feet to an iron pipe, 2) N 88°38'24" W 628.19 feet to an iron pipe, 3) S 02°44'11" W 124.48 feet to an iron pipe, 4) S 02°48'04" W 398.60 feet to an iron pipe, 5) S 83°35'15" E 169.81 feet to an iron pipe, and 6) S 04°35'46" W 263.44 feet to an iron pipe at Gauldin's southwestern corner; thence with the southern line of Gauldin the following three courses and distances: 1) S 83°34'22" E 95.68 feet to an iron pipe, 2) S 83°38'42" E 98.94 feet to an iron pipe, and 3) S 83°15'40" E 665.58 feet to an iron rod at Gauldin's southeastern corner; thence with the eastern line of Gauldin the following four courses and distances: 1) N 12°17'49" E 402.46 feet to an iron rod, 2) S 79°59'33" E 560.70 feet to an iron rod, 3) N 34°07'15" E 939.49 feet to an iron rod, and 4) N 28°12'53" E 909.65 feet to an iron rod in the southern line of Elizabeth F. Stewart, LLC; thence with the southern line of said LLC S 87°16'06" E 1314.38 feet to a 5/8" capped rebar at the southwestern corner of Common Elements of Camden Subdivision, Phase 5, Section 2, as recorded in Plat Book 191, Pages 73 and 74; thence with the western line of said Common Elements N 01°17'17" E 1147.26 feet to a 5/8" capped rebar at the southwestern corner of Common Elements of Porter Ridge Subdivision, Phase 6, as recorded in Plat Book 194, Page 66; thence with the western line of said Common Elements and the northwardly projection of said line N 01°17'17" E e290.13 feet to a PK Nail set near the center of McConnell Road; thence proceeding along or near the centerline of McConnell Road the following five courses and distances: 1) S 81°46'29" W 637.05 feet to a PK Nail set, 2) with a curve to the left having a radius of 2980.00 feet, a length of 432.64 feet, and a chord bearing and distance of S 77°36'36" W 432.26 feet to a PK Nail set, 3) S 73°27'23" W 47.21 feet to a PK Nail set, 4) with a curve to the left having a radius of 2980.00 feet, a length of 1024.12 feet, and a chord bearing and distance of S 63°36'40" W 1019.09 feet to a PK Nail set, and 5) S 53°45'57" W 29.59 feet to a PK Nail set in the center of McConnell Road and Village Road (S.R. 3073); thence proceeding along or near the centerline of Village Road the following four courses and distances: 1) N 36°32'45" W 15.03 feet to a PK Nail set, 2) with a curve to the left having a radius of 224.63 feet, a length of 59.65 feet, and a chord bearing and distance of N 44°09'10" W 59.47 feet to a 5/8" capped rebar set, 3) N 51°45'35" W 218.12 feet to a 5/8" capped rebar set, and 4) with a curve to the right having a radius of 134.34 feet, a length of 50.62 feet, and a chord bearing and distance of N 40°57'58" W 50.32 feet to a 5/8" capped rebar set in the center of Village Road; thence S 87°34'25" E 20.27 feet to a 5/8" capped rebar set in the right-of-way of Village Road; thence with the eastern line of Tract 1 of Kageorge N 09°02'02" E 1181.64 feet to a 5/8" capped rebar set in the center of Village Road; thence with a line of said Tract 1, also being the northern right-of-way line of a 68' Duke Power Transmission line easement, S 78°22'48" W 491.28 feet to an iron pipe; thence with the eastern line of said Tract 1 the following three courses and distances: 1) N 23°02'46" E 321.28 feet to an iron pipe, 2) N 05°42'48" E 499.85 feet to an iron pipe, and 3) N 05°42'26" W 275.31 feet to an iron pipe at the northeastern corner of said Tract 1; thence with the northern line of said Tract 1 S 79°39'52" W 222.31 feet to an iron rod; thence continuing with said line N 86°15'57" W 978.08 feet to an iron rod in the eastern line of Kageorge Tract 2; thence with said eastern line the following five courses and distances: 1) N 10°29'25" W 834.54 feet to a 5/8" capped rebar set, 2) N 10°34'51" W 204.14 feet to an iron rod, 3) N 42°13'54" E 113.04 feet to an iron pipe, 4) N 53°33'56" W 19.14 feet to an iron pipe, and 5) N 53°33'56" W 117.73 feet to a point in the center of Little Alamance Creek, being in the eastern

property line of Guilford County; thence with said property line with said creek the following six courses and distances: 1) N 04°09'30" E approximately 40 feet to an iron pipe, 2) N 14°24'40" W 183.41 feet to an iron pipe, 3) N 02°27'10" E 282.38 feet to an iron pipe, 4) N 40°23'40" E 392.27 feet to an iron pipe, 5) N 69°20'40" E 175.15 feet to an iron pipe, and 6) S 68°29'30" E 125 feet to an iron pipe; thence leaving said creek and continuing with Guilford County property's eastern line N 18°07'40" E 147.42 feet to a point in the Greensboro satellite city limits; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS the following three courses and distances: 1) N 72°50' 09" W 82.91 feet to a point, 2) S 74°51'14" W 269.98 feet to a point, and 3) S 36°44'58" W 409.22 feet to the point and place of BEGINNING, and containing approximately 386.00 acres. All plats and deeds referred to hereinabove are recorded in the office of the Register of Deeds of Guilford County.

Section 2. Any utility line assessments, which may have been levied by the County, shall be collected either by voluntary payment or through foreclosure of same by the City. Following annexation, the property annexed shall receive the same status regarding charges and rates as any other property located inside the corporate limits of the City of Greensboro.

Section 3. The owner shall be fully responsible for extending water and sewer service to the property at said owner's expense.

Section 4. From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above.

Section 5. From and after July 20, 2021, the liability for municipal taxes for the 2021-2022 fiscal year shall be prorated on the basis of 11/12 of the total amount of taxes that would be due for the entire fiscal year. The due date for prorated municipal taxes shall be September 1, 2021. Municipal ad valorem taxes for the 2022-2023 fiscal year and thereafter shall be due annually on the same basis as any other property within the city limits.

Section 6. That this ordinance shall become effective upon adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That Tuesday, July 20, 2021 at 5:30 p.m. be fixed as the time and the City Council Chamber, Melvin Municipal Office Building, 300 West Washington Street, Greensboro, North Carolina, as the place for a hybrid public hearing on the proposed annexation of territory to the City of Greensboro as above set out and that this resolution be published in a newspaper published in the City of Greensboro not later than July 10, 2021.

Due to capacity restrictions, a limited number of residents will be allowed inside the Council Chamber. Masks will be required for all attendees. Residents are encouraged to continue to participate virtually and may submit a comment or request to speak regarding the public hearing via <https://form.jotform.com/202643500426041>. Deadline for submissions will be 5 p.m. the day prior to the meeting. Comments may be submitted between the date of the publication of this notice and 24 hours after the public hearing.

The meeting can be viewed via the Greensboro Television Network (GTN), online at [http://greensboro.granicus.com/player/camera/3?publish\\_id=99&autostart=1&redirect=true](http://greensboro.granicus.com/player/camera/3?publish_id=99&autostart=1&redirect=true), on the City of Greensboro GTN webpage at <https://www.greensboro-nc.gov/departments/communications-marketing/greensboro-television-network-gtn>, or viewed on AT&T U-verse channel 99, NorthState channel 31, Spectrum channel 13 and available on the Roku streaming service.