

RESOLUTION CALLING A PUBLIC HEARING FOR JULY 20, 2021 ON THE
ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTY
LOCATED AT 7201 ALCORN ROAD AND 1819 PLEASANT RIDGE
ROAD - 46.25-ACRES

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

WHEREAS, Chapter 160A, Section 31 (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 20th day of July, 2021, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 7201 ALCORN ROAD AND 1819 PLEASANT
RIDGE ROAD - 46.25-ACRES)

Section 1. Pursuant to G.S. 160A-31 (contiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

BEGINNING at a computed point, said point being located in the southern right-of-way of Alcorn Road (S.R. #2269 - A 60' public right-of-way), being the northwest corner of Ginger O. Amos, Parcel No: 148564 (Deed Book 7880, Page 289 and Plat Book 68, Page 77) and being a point in a northern property line of Lyndon H. Mitchell and Jean C. Mitchell, Parcel No: 148559 (Deed Book 4890, Page 1493); thence proceeding by leaving said Alcorn Road southern right-of-way and along and leaving the southern property line of said Amos, Sandra E. Bull Parkes, Parcel No: 223610 (Deed Book 7184, Page 1160 and Plat Book 68, Page 77), Sandra Elizabeth Parkes, Parcel No: 148569 (Deed Book 7678, Page 1049 and Plat Book 68, Page 77), Jeffrey W. Hatcher, Parcel No: 148533 (Deed Book 7252, Page 2410) and Joseph F. and Donna Lawson Pegg, Parcel No. 148534 (Deed Book 4341, Page 1799), S 73°17'58" E 1,024.34 feet to a computed point, said computed point being the southeast corner of said Pegg; thence proceeding along the eastern property line of said Pegg, N 14°32'35" W 135.14 feet to a computed point, said computed point being a point in the eastern property line of said Pegg and being the southwest corner of Cheryl H. Bennett, Parcel No: 148523 (Deed Book 3785, Page 523); thence proceeding by leaving said Pegg and along and leaving said Bennett southern property line and Lore A. Hudson, Parcel No: 148528 (Deed Book 6628, Page 208), S 73°43'14" E 693.32 feet to a computed point, said computed point being the southeast corner of said Hudson, being located in the southern right-of-way of said Alcorn Road, said point also being along the southern Greensboro city limit line as per D-2904 (Effective date 6/30/08); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS by leaving said Hudson and along the southern right-of-way of said Alcorn Road the following two (2) courses and distances: 1) S 30°01'06" E 89.28 feet to

a computed point; 2) with a curve to the right, having a radius of 165.00 feet, an arc length of 72.57 feet, and a chord bearing and distance of S 17°21'20" E 71.98 feet to a computed point, said point being located in the western right-of-way of Pleasant Ridge Road (S.R. #2133 -A 100' public right-of-way); thence proceeding by leaving said Alcorn Road and along said Pleasant Ridge Road, S 12°54'27" W 42.20 feet to a computed point, said point being the northeast corner of Crystal Lynn Jones, Parcel No: 148525 (Deed Book 8095, Page 2128); THENCE DEPARTING FROM THE EXISTING CITY LIMITS by leaving said Pleasant Ridge Road and along the northern and western property lines of said Jones the following two (2) courses and distances: 1) N 74°10'07" W 309.47 feet to a computed point; 2) S 05°49'38" W 281.44 feet to a computed point, said computed point being the southeast corner of said Mitchell and being a point in the northern property line of Iris D. Pearson, Parcel No: 151415 (Deed Book 701, Page 195); thence proceeding by leaving said Mitchell and along the southern property line of said Jones and the northern property line of said Pearson, S 83°37'33" E 278.89 feet to a computed point, said computed point being located on the western right-of-way of said Pleasant Ridge Road, said point also being along the western Greensboro city limit line as per D-2904 (Effective date 6/30/08); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the eastern property line of said Pearson and said Pleasant Ridge Road western right-of-way, S 21°14'15" W 347.16 feet to a computed point; THENCE DEPARTING FROM THE EXISTING CITY LIMITS by leaving said Pleasant Ridge Road and along the northern, western and southern property lines of J.M. and Iris D. Pearson, Parcel No. 151420 (Deed Book 2200, Page 4791) the following three (3) courses and distances: 1) N 66°51'37" W 209.47 feet to a computed point; 2) S 21°47'54" W 250.42 feet to a computed point; 3) S 67°37'12" E 208.59 feet to a computed point, said computed point being located on the western right-of-way of said Pleasant Ridge Road, said point also being along the western Greensboro city limit line as per D-2904 (Effective date 6/30/08); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS by leaving said Pearson (Parcel No: 151420) and along said Pleasant Ridge Road western right-of-way, S 21°48'44" W 157.52 feet to a computed point, said computed point being the northeast corner of Jamie R. Brown, Parcel No: 94109 (Deed Book 8207, Page 244 and Plat Book 41, Page 84 - Lot 10); THENCE DEPARTING FROM THE EXISTING CITY LIMITS by leaving said Pleasant Ridge Road western right-of-way and along and leaving the northern property line of said Brown and along the northern property line of said Kenneth Welborn, Parcel No: 94106 (Deed Book 6010, Page 81 and Plat Book 41, Page 86 - Lot 12), S 73°15'15" W 291.99 feet to a computed point, said point being located in the northern property line of said Welborn; thence proceeding along and leaving the northern property lines and right-of-way of said Welborn, Kerwick Drive (A 60' public right-of-way), Keith Edward and Mary Kelly Swim, Parcel No: 151506 (Deed Book 4093, Page 1423 and Plat Book 41, Page 86 - Lot 39), Deborah Hill, Parcel No: 151505 (Deed Book 8225, Page 2718 and Plat Book 41, Page 86 - Lot 38), Samuel Charles Talbert, III, Parcel No: 151504 (Deed Book 4364, Page 498 and Plat Book 41, Page 86 - Lot 37), Andrew Lee Mahaffey, Parcel No: 151503 (Deed Book 8028, Page 2809 and Plat Book 41, Page 86 - Lot 36), Latara M. Bowder, Parcel No: 151502 (Deed Book 7619, Page 1937 and Plat Book 41, Page 86 - Lot 35), and Tommy G. and Jeanette K. Bowman, Parcel No: 151501 (Deed Book 6635, Page 1231 and Plat Book 41, Page 86 - Lot 34), N 77°07'00" W 1,161.82 feet to a

computed point, said computed point being located in the northern property line of said Bowman; thence proceeding along said Bowman northern property line, N 49°56'00" W 82.00 feet to a computed point, said point being a northwest corner of said Bowman and being a southeast corner of Pamela Donnell, Parcel No: 151438 (Deed Book 5113, Page 1360 and Plat Book 42, Page 66 - Lot 32 & 33); thence proceeding by leaving said Bowman and along the eastern property line of said Williams, N 15°02'50" W 295.59 feet to a computed point; thence proceeding along and leaving the eastern property lines and the eastern right-of-way of said Williams, Timberline Drive (A 60' public right-of-way per Plat Book 42, Page 66), TDMS Properties, LLC, Parcel No: 148711 (Deed Book 7302, Page 2125 and Plat Book 42, Page 66 - Lot 34), Nathaniel Scott and Heather Navey Smith, Parcel No: 148710 (Deed Book 7647, Page 2824 and Plat Book 42, Page 66 - Lot 35), David J. and Rachel C. Baysinger, Parcel No: 148709 (Deed Book 7277, Page 520 and Plat Book 42, Page 66 - Lot 36), Gayle T. Nelson, Dannelle Tidwell and Christy Davis, Parcel No: 148708 (Deed Book 8181, Page 739 and Plat Book 42, Page 66 - Lot 37), Teresa M. Ward, Parcel No: 148707 (Deed Book 8301, Page 1710 and Plat Book 42, Page 66 - Lot 38) and Gregory D. Carroll, Parcel No: 148706 (Deed Book 5239, Page 165 and Plat Book 42, Page 66 - Lot 39) and crossing and leaving the western property line of said Pearson (Parcel No: 151415) and crossing the western property line of said Mitchell the following two (2) courses and distances: 1) N 11°14'23" E 613.66 feet to a computed point; 2) N 09°17'30" W 318.90 to a computed point, said point being located in the southern right-of-way of said Alcorn Road and being the northeast corner of said Carroll; thence proceeding by leaving said Carroll and along the southern right-of-way of said Alcorn Road, with a curve to the right, having a radius of 1,400 feet, an arc length of 146.28 feet, and a chord bearing and distance of N 73°36'41" E 146.21 feet to the point and place of beginning, having an area of 46.25 acres more or less. The deeds and plats 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, 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.