

RESOLUTION CALLING A PUBLIC HEARING FOR NOVEMBER 17, 2021 ON
THE ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTY
LOCATED AT 5670 MILLSTREAM ROAD – 31.688-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 17th day of November, 2021, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 5670 MILLSTREAM ROAD – 31.688-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 #4 rebar found in the southern right-of-way line of Millstream Road (NCSR 3143) having NC Grid NAD83(2011) coordinates of Northing 840,568.26 feet, Easting 1,814,500.01 feet, said rebar being at the northwest corner of Lot 1 of Exclusion Plat Showing the Property as Described in Combination Deed Recorded in Deed Book 5809, Page 0325, as recorded in Plat Book 157, Page 47, said rebar also being at the northernmost corner of Lot 1 of Williams Development Group - Millstream, recorded in Plat Book 206, Page 23; thence with the eastern line of said Williams Development Group - Millstream Lot 1 the following three (3) courses and distances: 1) S 54°22'58" E 165.43 feet to a ¾" iron rod, 2) S 19°00'52" W 640.88 feet to a ½" iron pipe, and 3) S 11°44'00" E 610.63 feet to a ½" iron pipe at a point in the existing Greensboro satellite city limits (as of August 31, 2021), said point being the northwest corner of that 384.21-acre satellite annexation approved by Ordinance 21-123 on August 17, 2021, and shown on City of Greensboro Annexation Drawing D-3301, said point also being the southwest corner of Millstream Business Park, Section 2, Phase 1, as recorded in Plat Book 149, Page 120; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS with the western line of property of Guilford County, as recorded in Deed Book 4706, Page 926, southwardly and then westwardly for a total distance of approximately 334 feet to the westernmost corner of said annexation; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS and continuing with the southern line of said Lot 1 S 76°43'27" W to a point; thence with the southern line of said Lot 1 the following nine (9) courses and distances: 1) S 68°38'25" W 122.74 feet to a point, 2) S 53°19'44" W 186.27 feet to a point, 3) S 36°46'18" W 313.15 feet to a point, 4) N 84°47'58" W 58.60 feet to a point, 5) N 38°51'14" W 42.30 feet to a point, 6) N 09°25'19" W 123.64 feet to a point, 7) N 39°38'33" W 256.39 feet to a point, 8) N 46°17'58" W 258.64 feet to a point, and 9) N 42°53'52" W 106.50 feet to a ½" iron pipe;

thence with the eastern line of Bryan Morris Associates, LLC, as recorded in Deed Book 8115, Page 2239, and the eastern line of Lot 6 of Property of C. T. Beroth, as recorded in Plat Book 32, Page 67, N 16°06'55" E 1,020.20 feet to a 2" I-beam at the southwest corner of now or formerly Gerald C. Parker, Sr. and wife, Norah Jean Benfield Parker, as recorded in Deed Book 3531, Page 1; thence with the eastern line of said Lot 6 N 02°32'53" E 64.88 feet to a ½" iron pipe in the southern right-of-way line of Millstream Road at the northwest corner of Lot 1 of said Williams Development Group - Millstream; thence with said right-of-way line N 84°15'37" E 727.07 feet to a ½" iron pipe; thence continuing with said right-of-way line N 84°15'37" E 87.72 feet to the point and place of BEGINNING, being all of said Lot 1 and containing approximately 31.688 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 November 17, 2021, the liability for municipal taxes for the 2021-2022 fiscal year shall be prorated on the basis of 7/12 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, 2022. 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, November 17, 2021 at 5:30 p.m. be fixed as the time and the meeting will be held virtually for the 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 November 6, 2021.