

RESOLUTION CALLING A PUBLIC HEARING FOR JANUARY 18, 2022 ON THE
ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTY
LOCATED AT 1600, 1614, 1616, 1618, 1622, AND 1708 BROOKHAVEN MILL
ROAD AND 4006-ZZ AND 4020-ZZ MCCONNELL ROAD – 145.322-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 18th day of January, 2022, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 1600, 1614, 1616, 1618, 1622, AND 1708
BROOKHAVEN MILL ROAD AND 4006-ZZ AND 4020-ZZ MCCONNELL ROAD –
145.322-ACRES)

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

BEGINNING at a ½” existing iron rebar in the existing Greensboro city limits (as of October 31, 2021), said rebar being on the eastern right-of-way line of Interstate 85 and being S 24°20'45" W 12.81 feet from a right-of-way disk, said rebar also being at the southwest corner of Mary B. Wright; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with Wright’s southern line, as recorded in Deed Book 2854, Page 417, S 86°09'23" E 232.04 feet to a 1 ½” existing iron pipe; thence continuing with said line S 86°35'43" E 59.95 feet to a 1” existing iron pipe at Wright’s southeast corner; thence with Wright’s eastern line N 00°11'44" W 382.95 feet to ½” existing iron rebar at the southwest corner of Patricia L. Morgan & Crystal D. Curtis, as recorded in Deed Book 8191, Page 1838; thence with the southern line of Morgan and Curtis S 73°54'24" E 100.03 feet to a ½” existing iron rebar at the southwest corner of Frances P. Ellixson; thence with Ellixson’s southern line S 73°54'09" E 99.98 feet to a ½” existing iron rebar at the southwest corner of Jennifer J. Hairr, as recorded in Deed Book 2196, Page 120; thence with Hairr’s southern line S 73°53'01" E 199.99 feet to a 1 ¼” existing iron pipe at the southwest corner of Sean M. & Melony S. Tencer, as recorded in Deed Book 6981, Page 1619; thence with Tencer’s southern line S 73°25'12" E 149.59 feet to a ¾” existing iron pipe at the southwest corner of Jose L. Ornelas-Martinez & Cinthya M. Morales, as recorded in Deed Book 7964, Page 1312; thence with the southern line of Ornelas-Martinez & Morales S 70°58'46" E 175.13 feet to an existing axle at the northwest corner of Billie C. Shuler, as recorded in Deed Book 7946, Page 2784; thence with Shuler’s western line S 12°29'00" W 216.36 feet to an existing axle at Shuler’s southwest corner, said axle having NC Grid Coordinates of N: 838,317.88 and E: 1,798,427.02; thence with

Shuler's southern line S 86°32'22" E 44.50 feet to a bent ½" existing iron pipe at the northwest corner of Jo Ann M. Hooker & Douglas & Tracie Jones, as recorded in Deed Book 8524, Page 1012; thence with the western line of Hooker and Jones S 03°00'28" W 378.48 feet to a ¾" existing iron pipe at the northwest corner of Leopoldo Salazar, as recorded in Deed Book 7403, Page 2329; thence with Salazar's western line S 03°03'51" W 142.42 feet to a 1" existing iron pipe at Salazar's southwest corner; thence with Salazar's southern line S 86°30'14" E 268.69 feet to a ½" existing iron rebar at the northwest corner of Lot 3 of Clara N. Eller Estate, as recorded in Plat Book 175, Page 125; thence with the western line of said Lot 3 S 02°58'20" W 126.98 feet to a ½" existing iron rebar at the northwest corner of Lot 2 of Clara N. Eller Estate; thence with the western line of said Lot 2 S 03°01'16" W 149.99 feet to a ½" existing iron pipe at the southwest corner of said Lot 2; thence with the southern line of said Lot 2 S 86°58'33" E 290.37 feet to a 1" existing iron pipe in the western right-of-way line of Brookhaven Mill Road (NCSR #3077); thence with said right-of-way line the following five courses and distances: 1) S 04°48'41" W 119.67 feet to a ½" existing iron pipe, 2) S 13°40'14" W 33.58 feet to a ½" existing iron pipe at a northeast corner of Lot 4 of Clara N. Eller Estate, 3) S 11°17'30" W 165.22 feet to a ½" existing iron rebar, 4) S 16°21'05" W 351.18 feet to a ½" existing iron rebar at the northeast corner of Lot 1 of Clara N. Eller Estate, and 5) S 16°08'26" W 260.89 feet to a 1" existing iron pipe at the southeast corner of said Lot 1; thence N 87°23'01" E approximately 31.39 feet to a point in the centerline of said road; thence with said centerline S 07°33'15" W 767.57 feet to a point; thence N 86°34'14" W 30.32 feet to a ½" existing iron pipe in the western right-of-way line of said road; thence with the northern line of James J. Puppo, as recorded in Deed Book 8245, Page 454, N 86°33'34" W 1,074.09 feet to a 1" existing iron pipe at Puppo's northwest corner; thence with Puppo's western line S 05°45'38" W 549.66 feet to a ¾" existing iron pipe; thence with Puppo's southwestern line S 36°07'41" E 130.69 feet to a ½" existing iron rebar at a corner with John M. Miller, as recorded in Deed Book 7365, Page 1907; thence with Miller's southwestern line S 35°32'32" E 392.66 feet to a ½" existing iron rebar at the westernmost corner of Kenneth E. & Peggy E. Brutcher, as recorded in Deed Book 4707, Page 1944; thence along a new line S 30°07'23" W 908.22 feet to a ½" existing iron rebar at the northernmost corner of Johnathon & Laurin Landwehrmann, as recorded in Deed Book 7718, Page 301; thence with Landwehrmann's western line S 09°52'27" W 170.67 feet to a ½" existing iron rebar; thence with said western line S 68°46'13" W 343.31 feet to a 1" existing iron pipe at a common corner with William D. & Deanna Gailey, as recorded in Deed Book 8397, Page 134; thence with Gailey's northern line S 87°06'32" W 85.62 feet to a point in the meander of Little Alamance Creek; thence with the meanders of said creek the following eleven courses and distances: 1) N 37°31'37" W 35.56 feet to a point, 2) N 27°47'43" E 262.96 feet to a point, 3) N 01°07'58" E 87.00 feet to a point, 4) N 26°23'09" E 58.60 feet to a point, 5) N 37°06'49" W 108.23 feet to a point, 6) S 85°19'34" W 118.62 feet to a point, 7) N 87°08'40" W 133.06 feet to a point, 8) S 53°13'39" W 166.03 feet to a point, 8) S 71°35'11" W 179.33 feet to a point, 9) S 48°13'23" W 193.88 feet to a point, 10) N 86°53'32" W 58.30 feet to a point, and 11) N 04°03'13" E 98.18 feet to a point on the eastern right-of-way line of Interstate 85, said point being in the Greensboro city limits; **THENCE PROCEEDING WITH THE EXISTING CITY LIMITS** along said right-of-way line the following seven courses and distances: 1) N 13°59' 18" E 234.81 feet to an

existing right-of-way disk, 2) N 14°05'01" E 1,886.20 feet to a ½" existing iron rebar, 3) N 10°17'55" E 263.78 feet to an existing right-of-way disk, 4) S 87°01'48" E 194.14 feet to a ½" existing iron pipe, 5) N 01°47'52" E 802.53 feet to an existing right-of-way disk, 6) N 15°06'37" E 394.46 feet to a bent ¾" existing iron rebar, and 7) N 24°20'45" E 822.10 feet to the point and place of BEGINNING, and containing approximately 145.322 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 January 18, 2022, the liability for municipal taxes for the 2021-2022 fiscal year shall be prorated on the basis of 5/12 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, January 18, 2022 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 January 8, 2022.