

RESOLUTION CALLING A PUBLIC HEARING FOR JUNE 21, 2022 ON THE  
ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTY  
LOCATED AT 5520, 5520-YY, 5524, 5600, AND 5600-ZZ SAPP ROAD AND 817-  
YY, 819, 823, 827, 827-ZZ, 827-ZZ1, AND 829 GUILFORD COLLEGE ROAD – 12.5-  
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 21st day of June, 2022, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS  
(PROPERTY LOCATED AT 5520, 5520-YY, 5524, 5600, AND 5600-ZZ SAPP ROAD  
AND 817-YY, 819, 823, 827, 827-ZZ, 827-ZZ1, AND 829 GUILFORD COLLEGE  
ROAD – 12.5-ACRES)

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

Beginning as a point in the existing Greensboro corporate limits (as of February 28, 2022), said point being the northeast corner of American Partners Federal Credit Union, as recorded in Deed Book 6816, Page 2380; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 56° 06' 03" W 122.89 feet along the centerline of an unnamed street right-of-way shown on Subdivision of the Land of J. H. Tedder, as recorded in Plat Book 7, Page 96, but closed by Guilford County (see Deed Book 4415, Page 897), to a point in the existing city limit line; thence N 39° E approximately 730 feet to a point in the southwestern line of Ample Storage Lake Worth, LLC, as recorded in Deed Book 7641, Page 1625; thence S 45° 59' 18" E approximately 560 feet to the southeast corner of Ample Storage Lake Worth, LLC; thence with the western line of Wendover Place Property Owners Association, Inc., as recorded in Plat Book 122, Page 42, S 00° 27' 14" E 502.92 feet to a point in the northern right-of-way line of Sapp Road (NCSR #1560); thence in a southerly direction, crossing Sapp Road, approximately 60 feet to a point on the southern right-of-way line of Sapp Road; thence with said southern right-of-way line the following three (3) courses and distances: 1) N 89° 06' 24" W 292 feet to its intersection with the eastern line of Nomar N. Hashemzadeh, as recorded in Deed Book 3805, Page 1673, 2) N 88° 21' 28" W 200.21 feet to a point, and 3) N 85° 33' 33" W 99.93 feet to the northwest corner of that annexation adopted by Greensboro Ordinance #14-116; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in a northeasterly direction, crossing Sapp Road, approximately 70 feet to a new iron rod at the southeast corner of Home and Land Partners, LLC, as recorded in Deed Book 7068,

Page 1005; thence with the eastern line of said property N 13° 28' 39" E 119.38 feet to an existing iron pipe at the northeast corner of said property; thence with the northeastern line of said property N 57° 12' 27" W 138.20 feet to an existing iron pipe at the northeast corner of Tracie S. and Arnold Ray Laster, as recorded in Deed Book 8266, Page 1686; thence with Laster's northeastern line N 55° 59' 01" W 35.70 feet to a new iron rod at the terminus of Washington Road, shown on Subdivision of J. H. Tedder; thence with the northwestern right-of-way line of Washington Road N 36° 46' 32" E 10.00 feet to a new iron rod in the centerline of the unnamed closed street described above; thence N 56° 06' 03" W approximately 27 feet along said centerline to the Point and Place of Beginning.

SAVE AND EXCEPT that portion of a property of Piedmont Natural Gas Company at 5526 Sapp Road, as described in Deed Book 2396, Page 524, lying southeast of the right-of-way of Oak Avenue, as shown on Subdivision of the Land of J. H. Tedder, and north of the right-of-way of Sapp Road, the boundary of said portion beginning at a new iron rod at the intersection of the eastern line of said property and the northern right-of-way line of Sapp Road; thence N 04° 15' 33" E 112.68 feet to an existing iron rod at the northeast corner of said property; thence N 54° 07' 44" W 4.16 feet to a new iron rod on the southeastern right-of-way line of Oak Avenue; thence in a southwesterly direction with said right-of-way line approximately 54 feet to its intersection with the western line of Piedmont Natural Gas Company; thence S 04° 19' 58" W approximately 79 feet to a new iron rod on the northern right-of-way line of Sapp Road; thence with said right-of-way line in an easterly direction 25.0 feet to the point of beginning, containing approximately .06 acres.

This annexation contains approximately 12.5 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 June 21, 2022, the liability for municipal 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, June 21, 2022 at 5:30 p.m. be fixed as the time and the meeting will be held virtually for the public 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 June 11, 2022.