

RESOLUTION CALLING A PUBLIC HEARING FOR SEPTEMBER 20, 2022 ON
THE ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTY
LOCATED AT 4007-4013 AND 3911 S. ELM-EUGENE STREET – 30.9-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 September, 2022, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 4007-4013 AND 3911 S. ELM-EUGENE STREET – 30.9-
ACRES)

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

BEGINNING at a point in the existing Greensboro city limit line (as of June 30, 2022), said point being in the centerline of South Elm Street (S. Elm-Eugene Street) as shown on Property of Mrs. Clara Brown, as recorded in Plat Book 39, Page 89, said point also being at the intersection of said centerline and the westward projection of the south line of Lot 30 of Oak Grove Park, as recorded in Plat Book 11, Page 73; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the centerline of S. Elm-Eugene Street N 09° 22' 10" E approximately 170 feet to a corner in the existing city limit line; thence S 89° 11' 36" E approximately 56 feet to a point in the eastern right-of-way line of said street; thence N 07° 04' 58" E approximately 280 feet to its intersection with the north line of Lot 22 of Oak Grove Park; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said north line S 83° 04' 08" E 247.00 feet to a point on the northern right-of-way line of "Park Drive" (renamed Cahill Drive) as shown on Oak Grove Park; thence S 06° 52' 12" W 18.58 feet to a point in the centerline of Cahill Drive; thence with said centerline S 83° 07' 48" E 200.44 feet to a point; thence continuing with said centerline N 06° 52' 12" E 202.24 feet to a ¾" existing iron pipe; thence N 83° 07' 48" W 15.00 feet to a point on the western right-of-way line of said street; thence N 75° 41' 17" W 179.93 feet to a point; thence N 14° 31' 48" E 94.04 feet to a 1" existing iron pipe on or near the southern right-of-way line of "King Street" (renamed Lambert Lane); thence N 06° 52' 12" E 19.91 feet to a point in the centerline of said street; thence with said centerline N 83° 10' 25" W 112.76 feet to a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the southern right-of-way line of the I-85 on ramp the following 8 courses and distances: 1) a curve to the left having a radius of 1,082.51 feet and a chord bearing and distance of N 78° 39' 00" E 70.52 feet to a point, 2) a curve to the left having a radius of

1,082.51 feet, an arc length of 156.98 feet, and a chord bearing and distance of N 74° 14' 43" E 156.84 feet to a computed point, 3) N 68° 15' 01" E 76.17 feet to a point, 4) N 65° 56' 50" E 34.97 feet to a point, 5) N 63° 44' 50" E 147.16 feet to a point, 6) N 63° 58' 31" E 206.19 feet to a point, 7) N 66° 37' 29" E 32.32 feet to a point, and 8) a curve to the right having a radius of 1,550.99 feet, an arc length of 317.42 feet, and a chord bearing and distance of N 73° 08' 01" E 316.87 feet to a computed point, THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the west line of JKE Properties, LLC, as recorded in Deed Book 7747, Page 1404, S 84° 25' 27" E 183.38 feet to an existing iron rod; thence with said west line S 02° 28' 49" W 1,312.76 feet to a 1" existing iron pipe at the northeast corner of Lot 2 of Resubdivision of Lots 85 & 127 for: Brooks J. Gardner, Jr. & Lynn P. Gardner, as recorded in Plat Book 104, Page 3; thence with the north lines of Lots 2 and 1 on said plat N 82° 24' 24" W 524.95 feet to a ½" existing iron pipe at the northwest corner of said Lot 1; thence with the north line of G & L Investments, LLC, as recorded in Deed Book 6229, Page 1499, N 81° 10' 55" W approximately 498 feet to a point in the centerline of Cahill Drive; thence with said centerline in a northerly direction approximately 51 feet to its intersection with the eastward projection of the south line of Lot 102 of Oak Grove Park; thence with said projection, with the south lines of Lots 102 and 30, and with the westward projection of the south line of Lot 30 N 80° 30' W approximately 400 feet to the point and place of beginning, containing approximately 30.9 acres. All 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 September 20, 2022, the liability for municipal taxes for the 2022-2023 fiscal year shall be prorated on the basis of 9/12 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, 2023. Municipal ad valorem taxes for the 2023-2024 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, September 20, 2022 at 5:30 p.m be fixed as the time and the Council Chambers in the Melvin Municipal Office Building as the place 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 September 10, 2022.