

RESOLUTION CALLING A PUBLIC HEARING FOR MARCH 21, 2023 ON THE
ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTY
LOCATED AT 3450 AND 3456 MCCONNELL ROAD – 16.67-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 March, 2023, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 3450 AND 3456 MCCONNELL ROAD – 16.67-ACRES)

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

BEGINNING at an existing concrete right-of-way monument in the existing Greensboro city limits (as of December 31, 2022), having NAD 83 (2011) coordinates of: N=840,485.46, E=1,789,205.28, said monument being at the intersection of the northern right-of-way line of Business I-85 and I-40 and the western line of Robert D. Starr and Barbara S. Starr as Trustees of the Starr Living Trust, as recorded in Deed Book 7175, Page 2072; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with said right-of-way line the following three (3) courses and distances: 1) N 69° 22' 15" W 487.19 feet to a concrete right-of-way monument having NAD 83 (2011) coordinates of: N=840,657.10, E=1,788,749.33, 2) S 75° 27' 35" W 88.21 feet to an existing ½" iron rod, and 3) S 75° 43' 59" W 402.06 feet to an existing 1" iron rod at the southeast corner of Lot 1 of Lowe Property, as recorded in Plat Book 171, Page 109; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the eastern line of said Lot 1 N 03° 01' 10" E 331.49 feet to a new ½" iron pipe at the southwest corner of that property of Gary L. Johnson added onto said Lot 1 at Deed Book 7497, Page 1136; thence with said Johnson's southern and eastern lines the following three (3) courses and distances: 1) S 86° 13' 43" E 38.91 feet to a new ½" iron pipe, 2) N 03° 11' 48" E 198.65 feet to a new ½" iron pipe, and 3) N 11° 16' 31" W 160.06 feet to a new ½" iron pipe at the northeast corner of said Johnson, said corner being in the southern right-of-way line of McConnell Road (S.R. 3000); thence with said right-of-way line the following eleven (11) courses and distances: 1) N 03° 01' 32" E 10.00 feet to an existing 1" iron pipe, 2) S 86° 40' 51" E 28.86 feet to a new ½" iron pipe, 3) S 87° 53' 06" E 36.87 feet to a new ½" iron pipe, 4) N 89° 46' 18" E 44.02 feet to a new ½" iron pipe, 5) N 85° 37' 07" E 56.61 feet to a new ½" iron pipe, 6) N 81° 52' 09" E 41.50 feet to a new ½" iron pipe, 7) N 80° 06' 58" E 44.02 feet to a new ½" iron pipe, 8) N 79° 25' 33" E 43.51 feet to a new ½" iron pipe, 9) N 78° 27' 48" E 41.14 feet to a new ½" iron pipe,

10) N 78° 15' 06" E 32.89 feet to a new ½" iron pipe, and 11) N 78° 34' 20" E 596.12 feet to a new ½" iron pipe at the intersection of said southern right-of-way line and the western right-of-way line of Young's Mill Road (S.R. 3029); thence with said western right-of-way line the following five (5) courses and distances: 1) S 20° 53' 00" E 163.26 feet to a new ½" iron pipe, 2) with a curve to the left having a radius of 2,834.79 feet, an arc length of 194.70 feet, and a chord bearing and distance of S 21° 52' 41" E 194.66 feet to a new ½" iron pipe, 3) S 23° 48' 17" E 60.23 feet to a new ½" iron pipe, 4) S 23° 48' 17" E 89.67 feet to an existing 1/2" iron rod, and 5) with a curve to the right having a radius of 2,834.79 feet, an arc length of 128.33 feet, and a chord bearing and distance of S 22° 31' 54" E 128.32 feet to an existing ½" iron rod at the northeast corner of said Starr; thence with the northern and western lines of said Starr the following two (2) courses and distances: 1) N 87° 44' 00" W 294.43 feet to an existing ½" iron pipe, and 2) S 00° 21' 00" W 322.90 feet to the point and place of BEGINNING, and containing approximately 16.67 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 March 21, 2023, the liability for municipal taxes for the 2022-2023 fiscal year shall be prorated on the basis of 3/12 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, March 21, 2023 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 March 11, 2023.