

RESOLUTION CALLING A PUBLIC HEARING FOR SEPTEMBER 17, 2024 ON
THE ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS –
PROPERTIES LOCATED AT 4616, 4620, 4628 AND 4634 SOUTH HOLDEN ROAD
– 37.66 ACRES

WHEREAS, the owner of all the hereinafter-described property, which is noncontiguous to the City of Greensboro, has requested in writing that said property be annexed to the City of Greensboro;

WHEREAS, Chapter 160A, Section 58.2 (noncontiguous) 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 September, 2024, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 4616, 4620, 4628 AND 4634 SOUTH HOLDEN ROAD –
37.66 ACRES)

Section 1. Pursuant to G.S. 160A-58.2 (noncontiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

BEGINNING at an existing concrete monument with iron rod at the base of a cedar post, being the southwest corner of Lot 2 of Cockerham Recombination, as recorded in Plat Book 215, Page 64, said monument having N.A.D. 83 (NCGS 2011) grid coordinates being North 815,491.9589 feet and Easting being 1,752,713.8853 feet; thence with the western line of said Lot 2, also being the eastern line of Lot 2 of Fred P. Cook, as recorded in Plat Book 77, Page 18, the following four (4) courses and distances: 1) N 00°19'53" E 224.70 feet to an existing ¾ inch iron pipe, 2) N 00°19'53" E 35.31 feet to a new iron pipe 3 feet south of a branch; 3) N 08°24'28" E 49.63 feet to an existing ¾ inch iron pipe, and 4) N 07°14'06" E 152.85 feet to an existing 1 ¼ inch iron pipe; thence continuing with said western line, also being the eastern line of Lot 3 of Fred P. Cook, N 09°15'34" E 210.44 feet to an existing axle at the northwest corner of Lot 2 of Cockerham Recombination; thence with the western line of Penn Oak Farm, LLC, as recorded in Deed Book 7663, Page 1645, N 00°27'01" W 322.18 feet to a 2 foot tall existing 2 inch iron pipe at the northeast corner of said Lot 3; thence continuing with said western line, also being the eastern line of Saul B. Hernandez, as recorded in Deed Book 7776, Page 2316, N 00°45'25" E 211.92 feet to an angle iron at the northwest corner of Penn Oak Farm, LLC; thence with the southern line of a Duke Power Substation lot, as recorded in Deed Book 2567, Page 916, also being the southern line of a 68 foot wide transmission right-of-way, as described in Deed Book 897, Page 71, N 60°15'56" E 679.64 feet to an existing rebar; thence with the southwestern line of Tract #1 of Chrislynn, LLC, as recorded in Deed Book 8686, Page 2168, S 25°19'04" E 80.36 feet to an existing ¾ inch iron pipe; thence with the southern line of Chrislynn, LLC, also being the centerline of a 20 foot wide Duke Power easement, as described in Deed Book 2568,

Page 41 and Deed Book 2578, Page 960, N 89°30'48" E 260.88 feet to an existing ¾ inch iron pipe at the base of a 4 inch post; thence continuing with said line N 89°32'50" E 631.61 feet to an existing ½ inch iron pipe; thence continuing with said line N 89°32'50" E 29.19 feet to a computed point in the centerline of South Holden Road (NCSR #1117); thence with said centerline the following three (3) courses and distances: 1) with a curve to the right having a radius of 929.30 feet, an arc length of 3.12 feet, and a chord bearing and distance of S 09°08'34" W 3.12 feet to a computed point, 2) with a curve to the right having a radius of 4,153.21 feet, an arc length of 113.22 feet, and a chord bearing and distance of S 10°05'08" W 113.22 feet to a computed point, and 3) S 10°52'00" W 404.38 feet to a computed point in said centerline; thence leaving said centerline N 79°18'31" W 30.00 feet to a new iron pipe on the western right-of-way line of S. Holden Road at the northeast corner of Lot 1 of W. A. Stone Estate, as recorded in Plat Book 102, Page 121; thence with said western right-of-way line the following three (3) courses and distances: 1) S 10°52'00" W 19.58 feet to a computed point, 2) with a curve to the left having a radius of 5,121.21 feet, an arc length of 64.37 feet, and a chord bearing and distance of S 10°30'24" W 64.37 feet to a computed point, and 3) with a curve to the right having a radius of 24,074.76 feet, an arc length of 66.65 feet, and a chord bearing and distance of S 10°53'42" W 66.65 feet to a new iron pipe; thence S 85°33'51" E 30.59 feet to a computed point in the centerline of said road; thence with said centerline the following two (2) courses and distances: 1) with a curve to the right having a radius of 24,104.76 feet, an arc length of 168.66 feet, and a chord bearing and distance of S 10°48'51" W 168.66 feet to a computed point, and 2) with a curve to the right having a radius of 24,104.76 feet, an arc length of 174.92 feet, and a chord bearing and distance of S 11°13'21" W 174.92 feet to a computed point; thence leaving said centerline along the southern line of Penn Oak Farm, LLC, as recorded in Deed Book 8722, Page 1499, S 84°11'42" W 31.42 feet to a new iron pipe on the western right-of-way line of said road, said pipe being at the northeast corner of Lot 2 of Cockerham Recombination; thence with said right-of-way line S 11°45'01" W 135.12 feet to a new iron pipe at the southeast corner of said Lot 2; thence with the northern line of Lot 1 of Cockerham Recombination the following seven (7) courses and distances: 1) S 79°45'21" W 309.36 feet to an existing 1 inch iron pipe, 2) N 36°41'06" W 166.62 feet to a new iron rod, 3) N 36°41'06" W 10.23 feet to a new iron rod, 4) S 84°11'42" W 81.89 feet to a new iron pipe, 5) N 11°10'45" E 30.74 feet to a new iron pipe, 6) N 69°46'18" W 103.95 feet to a new #5 rebar, and 7) N 76°03'19" W 253.79 feet to a new iron rod; thence with the western line of said Lot 1 the following three (3) courses and distances: 1) S 20°48'06" W 323.05 feet to a new #5 rebar, 2) S 01°16'42" E 203.07 feet to a new #5 rebar, and 3) S 01°16'39" E 25.26 feet to an existing cross on a rock ledge at the northern edge of a branch, said cross being at the southwest corner of said Lot 1; thence with the southern line of said Lot 2, also being the northern line of Hilltop Holdings II, LLC, as recorded in Deed Book 8379, Page 2262, the following two (2) courses and distances: 1) S 87°10'42" W 92.06 feet to an existing ½ inch iron pipe, and 2) S 87°10'55" W 329.63 feet to the point and place of BEGINNING, containing approximately 37.66 acres, of which approximately 37.06 acres lies outside of street right-of-way. 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 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. The above-described territory shall also be subject to all municipal taxes according to the provisions of G.S 160A-58.10.

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 17, 2024 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 7, 2024.