

RESOLUTION CALLING A PUBLIC HEARING FOR JANUARY 21, 2025 ON THE  
ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS –PROPERTY  
LOCATED AT A 2527 NELSON FARM ROAD AND 3824 EAST LEE STREET –  
32.52 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, Pursuant to G.S. 160A-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 January, 2025, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS  
(PROPERTY LOCATED AT 2527 NELSON FARM ROAD AND 3824 EAST LEE  
STREET – 32.52 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” rebar found in the existing Greensboro city limit line (as of October 31, 2024), said rebar being at the northwest corner of that Common Elements shown in Phase 2A of Asbury Park, as recorded in Plat Book 200, Page 42; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the western line of said Common Elements S 01° 10’ 00” W 486.37 feet to a ½” rebar found in the northern right-of-way line of Interstate 85; thence with said right-of-way line the following seven (7) courses and distances: 1) S 85° 18’ 56” W 137.31 feet to a point, 2) S 83° 12’ 17” W 313.04 feet to a point, 3) S 81° 37’ 15” W 65.86 feet to a point, 4) S 81° 06’ 39” W 96.20 feet to a point, 5) S 80° 05’ 45” W 95.89 feet to a point, 6) S 79° 49’ 17” W 142.57 feet to a point, and 7) S 78° 17’ 34” W 212.82 feet to a ½” rebar found in the eastern line of David W. Jobe, as recorded in Deed Book 7953, Page 928; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with Jobe’s eastern line N 01° 47’ 32” E 67.43 feet to a square tubing at the southeast corner of Y. Thu Bya and H. Luong Eban, as recorded in Deed Book 8607, Page 454; thence with the eastern line of Bya and Eban N 01° 51’ 03” E 402.21 feet to a ¾” iron pipe found at the southeast corner of William M. Causey, Jr., as recorded in Deed Book 7613, Page 297; thence with Causey’s southern line N 87° 25’ 26” W 1,093.10 feet to a ¾” iron pipe found at Causey’s southwest corner in the eastern right-of-way line of Nelson Farm Road (NCSR 3039); thence with said eastern right-of-way line N 00° 45’ 49” W 403.11 feet to a ¾” iron pipe found at Causey’s northwest corner; thence with Causey’s northern line S 88° 21’ 54” E 1,111.41 feet to a 5/8” rebar found at the southeast corner of Sue R. Yang; thence with Yang’s eastern line N 01° 51’ 12” E 617.31 feet to a 5/8” rebar found in the southern line of Lot 2 of PN Investments, LLC, as recorded in Plat Book 210, Page 74; thence with the

southern line of said Lot 2 S 89° 04' 41" E 328.06 feet to a ½" rebar found at the southeast corner of said Lot 2; thence with the eastern lines of Lots 2 and 3 on said plat N 01° 25' 01" E 500.09 feet to a ½" rebar found; thence with the eastern lines of Lots 3 and 4 on said plat N 01° 24' 45" E 315.47 feet to a ½" bent rebar found in the southern right-of-way line of East Lee Street (NCSR 3037); thence with said right-of-way line with a curve to the right having a radius of 1,340.00 feet and a chord bearing and distance of S 73° 42' 42" E 61.91 feet to a ½" rebar found in the western line of Linda S. and Timothy L. Johnston, as recorded in Deed Book 6946, Page 493; thence with Johnston's western line the following four (4) courses and distances: 1) S 01° 24' 25" W 464.07 feet to a ½" rebar found, 2) S 04° 22' 01" W 194.26 feet to a ½" rebar found, 3) S 04° 55' 48" E 91.57 feet to a ½" rebar found, and 4) S 01° 24' 29" W 899.94 feet to a ½" rebar found at Johnston's southwest corner; thence with Johnston's southern line S 89° 22' 03" E 299.05 feet to a ¼" rebar found at the southwest corner of Lot 2B of Shelby Marie Hicks, as recorded in Plat Book 209, Page 44; thence with the southern line of said Lot 2B S 89° 21' 24" E 346.16 feet to the point and place of BEGINNING, and containing approximately 32.52 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 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, January 21, 2025 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 January 11, 2025.