

RESOLUTION CALLING A PUBLIC HEARING FOR MARCH 18, 2025 ON THE
ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTIES
LOCATED AT 5136 CARLSON DAIRY ROAD AND 4305 AND 4307 HAMBURG
MILL ROAD – 78.512 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 18th day of March, 2025, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTIES LOCATED AT 5136 CARLSON DAIRY ROAD AND 4305 AND 4307
HAMBURG MILL ROAD – 78.512 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 on the northeastern right-of-way line of Carlson Dairy Road (SR # 2190), said point being located N 21°47'25" E 3.31 feet from City of Greensboro Monument 292W200; thence with said right-of-way line the following eight (8) courses and distances: 1) N 50°07'40" W 103.31 feet to a point, 2) N 54°52'16" W 101.90 feet to a point, 3) N 57°20'14" W 600.67 feet to a point, 4) N 57°12'03" W 100.07 feet to a point, 5) N 57°34'33" W 100.22 feet to a point, 6) N 58°01'32" W 100.52 feet to a point, 7) N 59°31'13" W 140.30 feet to a point, and 8) N 62°42'08" W 50.70 feet to a bent iron pipe at the southeast corner of Lot 2 of G. A. Powell and Wife, Carrie L. Powell, as recorded in Plat Book 81, Page 17; thence with the eastern line of said Lot 2 N 05°49'35" E 200.99 feet to an iron rod at the southwest corner of Craig J. and Julie M. Handyside, as recorded in Deed Book 8708, Page 183; thence with Handyside's southern line S 84°37'20" E 364.00 feet to a bent iron pipe; thence with Handyside's northeastern line N 46°13'04" W 255.97 feet to an iron pipe at the easternmost corner of said Lot 2; thence with the northeastern line of said Lot 2 the following three (3) courses and distances: 1) N 26°54'35" W 200.61 feet to an iron pipe, 2) N 44°41'46" W 215.46 feet to an iron pipe, and 3) N 82°49'10" W 178.52 feet to an iron pipe in the eastern line of Open Space/Common Area of Carlson Ridge, as recorded in Plat Book 188, Page 121; thence with said eastern line and the eastern lines of Charles D. and Danielle A. Tefft, as recorded in Deed Book 8073, Page 1759, and Lot 1 of Portion of Lot 2, Property of John D. Tatum, as recorded in Plat Book 106, Page 8, N 05°55'33" E 595.89 feet to an iron pipe; thence continuing with the eastern line of said Lot 1 N 15°42'25" W 254.33 feet to a point on the southern right-of-way line of Hamburg Mill Road (SR # 2135); thence with said right-of-way line N 50°35'44" E 27.28 feet to an iron pipe at the westernmost corner

of Lot 1 of John D. Tatum, as recorded in Plat Book 58, Page 11; thence with the western line of said Lot 1 S 15°43'12" E 249.96 feet to an iron pipe at the southernmost corner of said Lot 1; thence with the northwestern line of Lot 2 of said plat N 50° 33' 37" E 399.97 feet to an iron pipe in the western line of Cesar A. Martinez, as recorded in Deed Book 6750, Page 1122; thence with Martinez's western line S 15° 46' 08" E 533.24 feet to an iron rod at Martinez's southwest corner; thence with the southern lines of Martinez and of Lot 8 in Section 1 of Four Oaks Subdivision, as recorded in Plat Book 63, Page 128, S 86° 07' 08" E 1164.00 feet to an iron pipe; thence with the southeastern lines of Lots 8 and 7 of said Section 1 N 37°13'00" E 346.09 feet to an iron pipe at the easternmost corner of said Lot 7; thence with the eastern lines of Lots 7 through 1 of said Section 1 N 17°07'31" W 1254.71 feet to a point in the southern right-of-way line of Hamburg Mill Road; thence with said right-of-way line the following two (2) courses and distances: 1) N 72°28'20" E 159.75 feet to a point and 2) N 64°05'39" E 122.41 feet to the northwest corner of Odell and Betty D. Brown; thence with Brown's western line S 12°42'57" E 400.34 feet to Brown's southwest corner; thence with Brown's southern line the following two (2) courses and distances: 1) N 66°38'12" E 96.03 feet to a bent iron pipe and N 66°44'35" E 0.58 feet to a corner in the western line of Lot 1 of Odell and Betty Brown Property, as recorded in Plat Book 107, Page 63; thence with the western line of said Lot 1 S 16°54'17" E 661.13 feet to an iron pipe at the southwest corner of said Lot 1; thence with the southern line of said Lot 1 N 83°28'48" E 396.19 feet to an iron pipe at the southeast corner of said Lot 1; thence with the western line of Lot 2 of Alton C. and Hazel O. Weeks Property, as recorded in Plat Book 101, Page 121, S 22°40'02" E 490.59 feet to the northeast corner of property of Guilford County and City of Greensboro, as recorded in Deed Book 4031, Page 298; thence with the northwestern line of said property the following four (4) courses and distances: 1) S 25°46'04" W 291.72 feet to a point, 2) S 04°03'18" W 284.72 feet to an iron pipe, 3) S 88°43'11" W 302.26 feet to an iron pipe, and 4) S 69°13'55" W 315.27 feet to a bent iron pipe at the northwest corner of said property, said pipe being on the existing Greensboro city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS the following three (3) courses and distances: 1) N 41° 15' 35" W 241.68 feet to a concrete monument, 2) S 65° 35' 00" W 74.45 feet to a concrete monument, and 3) S 23° 44' 02" E 154.95 feet to an iron pipe at the northernmost corner of Parcel 2 of property of Guilford County and City of Greensboro, as recorded in Deed Book 4043, Page 945; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the western line of said property the following three (3) courses and distances: 1) S 43° 39' 59" W 89.04 feet to an iron pipe, 2) S 32° 42' 33" W 199.50 feet to an iron pipe, and 3) S 13° 01' 29" W 204.37 feet to a broken concrete monument, said monument being on the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 00° 25' 19" E 175.28 feet to a concrete monument at the northwest corner of Parcel 1 of said property of Guilford County and City of Greensboro; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the western line of said property the following four (4) courses and distances: 1) S 11° 32' 25" W 223.22 feet to a bent iron pipe, 2) S 20° 31' 14" E 199.49 feet to an iron pipe, 3) S 62° 06' 06" W 172.75 feet to an iron pipe, and 4) S 47° 46' 32" W 214.14 feet to an iron rod on the northeastern right-of-way line of Carlson Dairy Road; thence with said right-of-way line N 46°04'36" W 44.68 feet to the point of

BEGINNING, and containing approximately 78.512 acres and being the combined property of Christopher Farms, LLC, as recorded in Deed Book 7629, Page 1612 (Parcel Number 145496), Hamburg Heights, LLC, as recorded in Deed Book 7993, Page 2955 (Parcel Number 145568), and MMM-4305 Hamburg Mill Road, LLC, as recorded in Deed Book 7682, Page 3081 (Parcel Number 145583).

All plats and deeds referred to hereinabove are recorded in the Office of the Guilford County Register of Deeds.

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, March 18, 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 March 8, 2025.