

RESOLUTION CALLING A PUBLIC HEARING FOR MARCH 18, 2025 ON THE
ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS –PROPERTY
LOCATED AT 8218 BALLARD ROAD AND 8102, 8106 AND 8106-ZZ
LEABOURNE ROAD – 30.33 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 18th day of March, 2025, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 8218 BALLARD ROAD AND 8102, 8106 AND 8106-ZZ
LEABOURNE ROAD – 30.33 ACRES)

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

BEGINNING at a mag nail set in the intersection of Cude Road, Lebourne Road, and Ballard Road, said nail having NC State Plane Coordinates (SPC NC NAD 83/2011) of N:868752.26, E:1710595.05; said corner being the southeastern point of property of Donald A. Dillon, as recorded in Deed Book 8601, Page 1364; thence S 64°30'24" E approximately 30 feet to a point on the eastern right-of-way line of Lebourne Road (SR # 2016), said point being on the existing Greensboro satellite city limit line (as of December 31, 2024); THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS along said eastern right-of-way line in a northeasterly direction approximately 600 feet to the westernmost corner of Lot 69 of Dillon Ridge Subdivision, Phase 1, as recorded in Plat Book 217, Page 36; thence continuing with said right-of-way line N 62°28'54" E 108.91 feet to a new iron rod; thence continuing with said right-of-way N 62°28'54" E 11.19 feet to a badly bent existing iron rod; THENCE DEPARTING FROM THE EXISTING CITY LIMITS, crossing Lebourne Road, in a northwesterly direction approximately 80 feet to a 1" iron pipe at the southeast corner of Lot 43 of Longview Country Estates, as recorded in Plat Book 29, Page 5; thence with the southern line of said Lot 43 N 87°18'06" W 205.00 feet to a 2" iron pipe in the eastern line of Lot One of Donald P. Dillon, Sr., and wife Charlotte P. Dillon, as recorded in Plat Book 131, Page 26; thence with the eastern line of said Lot One S 11°04'53" E 12.79 feet to a 1" iron pipe at the southeast corner of said lot; thence with the southern line of said lot N 82°37'42" W 166.33 feet to a ¾" iron pipe at the southwest corner of said lot; thence with the western line of said lot N 10°01'57" W 284.96 feet to the northwest corner of said lot; thence with the northern line of said lot S 85°06'01" E 159.34 feet to a 5/8" rebar at the southwest corner of Lot 41 of Longview Country

Estates; thence with the western lines of Lots 41 through 34 of Longview Country Estates the following eight (8) bearings and distances: 1) N 10°49'26" W 54.07 feet to a ¾" iron pipe, 2) N 16°39' 34" W 173.88 feet to a 1" iron pipe, 3) N 16°09'03" W 103.58 feet to a 1" iron pipe, 4) N 16°38'41" W 102.48 feet to a 1" iron pipe, 5) N 16°16'49" W 408.03 feet to a ¾" iron pipe, 6) N 16°32'30" W 101.94 feet to a ¾" iron pipe, 7) N 16°45'21" W 38.43 feet to a 1" iron pipe, and 8) N 01°39'09" W 111.07 feet to a buggy axle at the southeast corner of Furman Brewer, as recorded in Deed Book 4675, Page 1517; thence with Brewer's southern line S 69°24'25" W 182.22 feet to 5/8" rebar at the easternmost corner of Common Elements of Ballard Farm, Map 2, as recorded in Plat Book 154, Page 42; thence with the southern line of said Common Elements the following five (5) bearings and distances: 1) S 63°54'11" W 58.90 feet to a 5/8" rebar, 2) S 74°40'29" W 188.58 feet to a 5/8" rebar, 3) S 87°14'50" W 52.99 feet to a 5/8" rebar, 4) N 85°36'03" W 61.90 feet to a 5/8" rebar, and 5) N 73°47'32" W 40.15 feet to a new iron pipe in the eastern line of Ballard Farm, Map 1, as recorded in Plat Book 154, Page 41; thence with said eastern line of said Map 1 the following seven (7) bearings and distances: 1) S 01°36'52" W 323.87 feet to a 5/8" rebar, 2) S 01°38'42" W 83.47 a 5/8" rebar, 3) S 01°36'24" W 140.38 feet to a 5/8" rebar, 4) S 01°38'09" W 157.56 feet to a 5/8" rebar, 5) S 01°37'30" W 205.25 feet to a 3" axle, 6) S 35°55'36" W 206.55 feet to a 5/8" rebar, and 7) S 36°03'41" W 220.68 feet to a ¾" iron pipe on the northern right-of-way line of Ballard Road (SR # 2010); thence S 36°31'18" W 23.64 feet to a mag set near the centerline of said road; thence with the southern property line of Donald A. Dillon, as recorded in Deed Book 8601, Page 1364, running near or along the centerline of Ballard Road, the following six (6) bearings and distances: 1) S 37°56'24" E 117.31 feet to a mag set, 2) S 48°52'54" E 100.00 feet to a mag set, 3) S 73°17'24" E 100.00 feet to a mag set, 4) S 88°52'24" E 100.00 feet to a mag set, 5) S 76°54'24" E 115.47 feet to a mag set, and 6) S 64°30'24" E 585.66 feet to the point and place of BEGINNING, containing approximately 30.33 acres. The 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, 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 18, 2025.