

GREENSBORO ANNEXATION PETITION

Date 18 Dec 2024	
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TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

X	<u>CONTIGUOUS</u> : We the undersigned, being all the owners of the real property described in
	Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro
	pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the City of Greensboro
	and the boundaries of such territory are described below by metes and bounds:

NON-CONTIGUOUS: We the undersigned, being all the owners of the real property described		
in Paragraph 2 below, respectfully request that such property be annexed to the City of		
Greensboro, pursuant to N.C.G.S. 160A-58.1. The area to be annexed is non-contiguous to the		
City of Greensboro and within an area that the City of Greensboro is permitted to annex pursuant		
to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below		
by metes and bounds:		

(You may print "See Attached" and attach the description.)

Located at 4115 Corbin Rd, Greensboro, NC 27405, this vacant land parcel (Parcel ID: 0125989) spans a portion of Guilford County. Zoned RS-30, the property is not situated in a flood hazard area and features 9.88% wetlands coverage. Ideal for future development, this parcel offers general vacant land use and holds significant potential for versatile applications.

Survey attached for reference

We acknowledge that any zoning vested rights** acquired pursuant to N.C.G.S. 160A-385.1 or N.C.G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
		-	Signature
1.	Daniel Kent	Yes	
	6126 Sussex Trail Pleasant Garden, NC 27313		
2.	James Kent	Yes	
	3913 Oak Hollow Drive		
	High Point, NC 27265		
3.	Anne Kent	_Yes	
	3913 Oak Hollow Drive		
	High Point, NC 27265		
Import	ant: Both husband and wife must sign	n, if applicable.	
develop	e are a special type of vested rights ob oment plan" following a public hearing approval.		
	Date Received:	Received By:	



Greensboro Planning and Zoning Commission Application for a Conditional Zoning District

DATE SUBMITTED:	18 Dec 2024
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SECTION 5 Conditional Zoning District

*VERY IMPORTANT:

- DO NOT COMPLETE THIS SECTION IF YOU ARE <u>NOT</u> FILING FOR A <u>CONDITIONAL ZONING</u> <u>DISTRICT.</u>
- THIS APPLICATION MUST BE SIGNED BY THE PROPERTY OWNER(S).

REQUIRED	DOCUMENTATION	(ADDITIONAL	<u>DOCUMENTS MA</u>	Y BE REQUESTED

A legal, metes and bounds description of the subject property

A boundary survey of map of the subject property		
The property is owned by	Daniel and James Kent	
Parcel Identification Numb		
The property is located at	ATTE CODDINI DIS COPENICACION NO 97AGS	
	(address and/or general description)	

To Chairman, Greensboro Planning and Zoning Commission:

The undersigned respectfully requests that the Greensboro Planning and Zoning Commission, pursuant to Article 4 of the Land Development Ordinance, recommend that a Conditional Zoning District be approved for the following use(s) subject to the following condition(s):

Condition(s):

We are looking redevelop this site into a traditional self storage facility with approxmittaly 50,000 net rentable square feet of storage.

An application has been duly filed requesting that the property involved with this application be rezoned from

Residential Zoning (RS-30) Conditional Zoning

It is understood and acknowledged that if the property is rezoned as requested, the property involved in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the City Code. It is further understood and acknowledged that final plans for any development to be made pursuant to any such Conditional Zoning District so authorized shall be submitted to the Technical Review Committee for review in the same manner as other development plans now required to be approved by the Technical Review Committee.

Signature of Property Owner(s)
4115 CORBIN RD, GREENSBORO, NC, 27405

Address(es)

6126 Sussex Trail Pleasant Garden, NC 27313 3913 Oak Hollow Drive High Point, NC 27265

Email

(336) 912-9889

Telephone Number(s)

Applicant has read and understands the instructions on application. Any false information or misrepresentation made on this application may be grounds for revocation of any approval granted by the Planning and Zoning Commission or the City Council.



Property Owner Authorization Form

_{I,} Daniel Kent		, as the Property Owner of the property described below, hereby give permission for		
(agent) Harmonic	Brass REI, LP	to act as my Agent/Representative for the purpose of		
requesting for an ar generally described	mendment to the zoning as Vacant land 10.	map for property located at 4115 CORBIN RD, GREENSBORO, NC, 27405,		
I attest that I have attachments and/or thereto is true to the	actual knowledge of exhibits thereto; that the best of my knowled tas necessary to obtaining upon me and my he	the zoning amendment request and that I have read the application including all the information contained in the application including all attachments and/or exhibits to the application including all attachments and/or exhibits to ge and belief; that the agent I appoint herein is authorized to modify the zoning approval of the zoning amendment request; and that the acts of the agent appointed the successors and assigns unless and until I revoke this authorization in writing and		
Legal Description of	Legal Description or Parcel Identification Number:			
Located at 4115	Corbin Rd, Greensbo	ro, NC 27405, this vacant land parcel (Parcel ID: 0125989)		
the property is r	not situated in a floo	nd hazard area and features 9.88% wetlands coverage.		
X Dank Signature of prope	Z, /GTS erty owner	12-19-2024 Date		
STATE OF	VC			
COUNTY OF	ANDOLPH			
The foregoing instr	ument was acknowledg	ged before me this 1944 day of, <u>DECEMBER</u> 20 24 by		
	RILEY KEN			
as an individual/offi	cer, on behalf of himsel	f/herself, a corporation/partnership.		
		roduced as identification and did/did not take an oath.		
WITNESS my ha	and and official seal	in the County and State last aforesaid this place of DECEMBER		
Mays Ho Notary Public	Muskin	My commission expires: $5-25-2026$		
Notary Public Notary Public NOTAR OUBLIC OUNTAINTER OUBLIC OUBLI	(Duplication of this t	form is allowed for amendments with multiple property owners)		