

RESOLUTION CALLING A PUBLIC HEARING FOR AUGUST 19, 2025 ON THE
ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTIES
LOCATED AT A PORTION OF 164 AND ALL OF 135-ZZ AND 169 MARSHALL
SMITH ROAD – 59.42 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 19th day of August, 2025, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTIES LOCATED AT A PORTION OF 164 AND ALL OF 135-ZZ AND 169
MARSHALL SMITH ROAD – 59.42 ACRES)

Section 1

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

BEGINNING at a 2" axle at the northernmost corner of Lot 2 of Mike and Andrea Williams, as recorded in Plat Book 143, Page 37, said corner having NC State Plane Coordinates of: Northing: 860754.36, Easting 1707138.32; thence the following ten (10) courses and distances within the right-of-way of Marshall Smith Road (NCSR #1813): 1) N 76°23'24" E 24.71 feet to a mag set, 2) N 21°40'21" W 48.52 feet to a mag set, 3) N 21°40'21" W 207.47 feet to a mag set, 4) N 23°20'21" W 75.69 feet to a mag set, 5) N 23°20'21" W 24.31 feet to a mag set, 6) N 27°38'21" W 100.00 feet to a mag set, 7) S 62°20'09" W 7.75 feet to a mag set, 8) N 28°25'41" W 177.21 feet to an iron set, 9) N 32°36'51" W 176.92 feet to an iron set, and 10) S 62°20'19" W 39.79 feet to a 1" iron pipe at the easternmost corner of Trevor and Allison Allen, as recorded in Deed Book 8560, Page 2580; thence with the southeastern line of Allen S 62°20'19" W 291.48 feet to a 1/2" iron pipe at the easternmost corner of Ervin G. Brown, as recorded in Deed Book 7584, Page 1404; thence with the southeastern line of Brown S 62°18'53" W 508.43 feet to a 3/4" iron pipe at Brown's southernmost corner; thence with the southwestern line of Brown N 29°17'54" W 155.78 feet to a 14" hickory stump at the southeast corner of James G. Crews, as recorded in Deed Book 3470, Page 22; thence with the southern line of Crews the following four (4) courses and distances: 1) N 77°52'29" W 296.06 feet to a new iron pipe, 2) N 59°54'30" W 342.18 feet to a 1" iron pipe, 3) N 46°11'08" W 318.77 feet to a 1" iron pipe, and 4) N 80°52'38" W 100.34 feet to a 1" iron pipe at the northeast corner of Colfax Development Company, LLC, as recorded in Deed Book 6000, Page 1932; thence with the eastern line of said LLC the following four (4) courses and

distances: 1) S 06°55'37" W 1,017.41 feet to a 1" iron pipe, 2) N 79°53'26" E 429.46 feet to a 6" axle, 3) S 20°16'26" E 432.65 feet to a 1" iron pipe, and 4) S 20°36'58" W 622.87 feet to a ½" iron rod at a corner with Bessemer Improvement Company, as recorded in Deed Book 3732, Page 1757; thence with the northern line of Bessemer Improvement Company S 62°21'45" E 654.77 feet to a 1" iron pipe at the northwest corner of Richard L. and Mary Q. Welch, as recorded in Deed Book 5135, Page 577; thence with the northern line of Welch S 61°36'22" E 606.56 feet to a new iron pipe in the western line of Jeffrey D. Little, as recorded in Deed Book 8264, Page 1700; thence with said western line N 00°32'49" W 260.04 feet to a 2" iron pipe at the southwest corner of Ashly B. Atkins, as recorded in Deed Book 6762, Page 586; thence with the western line of Ashly Atkins N 01°40'44" W 327.61 feet to a 1" iron pipe at the southwest corner of Alan S. Atkins, as recorded in Deed Book 4427, Page 1659; thence with the western line of Alan Atkins the following two (2) courses and distances: 1) N 01°37'54" W 383.64 feet to a 1" iron pipe, and 2) N 00°57'30" W 180.88 feet to a 1" iron pipe at the southwest corner of Lot 2 of Mike and Andrea Williams; thence with the western line of said Lot 2 the following two (2) courses and distances: 1) N 05°28'19" W 165.00 feet to a 6" axle, and 2) N 27°31'23" W 70.40 feet to a ¾" iron pipe at the northwest corner of said Lot 2; thence with the northern line of said Lot 2 N 76°23'24" E 830.88 feet to the point and place of BEGINNING, containing approximately 59.42 acres. All deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

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

All plats 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, August 19, 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 August 9, 2025.