

RESOLUTION CALLING A PUBLIC HEARING FOR AUGUST 19, 2025 ON THE
ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTY
LOCATED AT 1143 PLEASANT RIDGE ROAD – 57.99 ACRES

WHEREAS, the owner of all the hereinafter-described property, which is contiguous 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 19th day of August, 2025, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 1143 PLEASANT RIDGE ROAD – 57.99 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” existing iron pipe flush in the existing Greensboro city limits (as of May 31, 2025), said pipe being in the northwest corner of Academy Realty Company, as recorded in Deed Book 4957, Page 2043; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 02° 39’ 13” E 248.36 feet to a point; thence N 85° 48’ 05” W 487.23 feet to a computed point at the eastern corner of now or formerly Brenda W. and Glenn T. Atkins, as recorded in Deed Book 1105, Page 407; thence with the eastern line of Atkins N 30° 05’ 28” W 378.02 feet to a ½” existing iron pipe 6” deep; thence with the northern line of Atkins N 88° 35’ 38” W 402.63 feet to a ½” existing iron pipe 3” deep; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the eastern line of James H. Lowe, as recorded in Deed Book 6094, Page 1194, the following three (3) courses and distances: 1) N 18° 03’ 55” W 571.43 feet to a ½” existing iron pipe 3” high, 2) N 85° 46’ 27” W 42.69 feet to a ½” existing iron pipe 6” high, and 3) N 11° 18’ 37” W 586.78 feet to a ½” existing iron pipe flush at Lowe’s northeast corner; thence with the southern line of Brenda Wood, John Milton Williard, and Donna Davis Williard, as recorded in Deed Book 7980, Page 1328, S 89° 37’ 59” E 1,669.21 feet to a ¾” existing iron pipe 6” high at the northwest corner of Lot 2 of Bobby Lee and Wife Virginia P. Simmons, as recorded in Plat Book 68, Page 67; thence with the western line of said Lot 2 S 14° 02’ 06” E 416.89 feet to a ½” existing iron pipe 2” high at the northwest corner of Cletus E., Phyllis P., and Vickie L. Tucker, as recorded in Deed Book 7394, Page 2161; thence with the western line of Tucker S 14° 01’ 08” E 247.87 feet to a ½” existing iron pipe 6” high at the northwest corner of Pleasant Ridge Plantation, LLC, as recorded in Deed Book 8600, Page 1115; thence with the western line of said LLC S 14° 02’ 46” E 867.44 feet to a ½” existing iron pipe 2” high at said

LLC's southwest corner; thence with the southern line of said LLC S 85° 01' 12" E 243.15 feet to a ½" existing iron pipe 3" high at the southwest corner of The HEN Group, LLC, as recorded in Deed Book 7203, Page 1905; thence with the southern line of said LLC S 85° 02' 35" E 68.88 feet to a point on the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 25° 09' 26" W 319.37 feet to a point on the northern line of Academy Realty Company; thence with said northern line N 85° 01' 03" W 822.44 feet to the point and place of BEGINNING, and containing approximately 57.99 acres. All plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

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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.