

RESOLUTION CALLING A PUBLIC HEARING FOR AUGUST 19, 2025 ON THE
ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS –PROPERTIES
LOCATED AT 725, 729 AND 749 KNOX ROAD, 5437 AND 5441 MARLEY DRIVE
AND PORTIONS OF INTERSTATE 40/85 AND MILLSTREAM ROAD RIGHT OF
WAY – 56.4 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
(PROPERTIES LOCATED AT 725, 729 AND 749 KNOX ROAD, 5437 AND 5441
MARLEY DRIVE AND PORTIONS OF INTERSTATE 40/85 AND MILLSTREAM
ROAD RIGHT OF WAY – 56.4 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 existing Greensboro city limit line (as of May 31, 2025), said point being on the southern right-of-way line of Millstream Road (NCSR #3143), a frontage road of Interstate 85/40, and being 200 feet east along said right-of-way line from an iron rod set at the northwest corner of Lot 2 of Property of KDC-Carolina Investments, LP, as recorded in Plat Book 157, Page 69; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a westerly direction along said right-of-way line 200 feet to the northwest corner of said Lot 2; thence continuing with said right-of-way line with a curve to the left having a radius of 11,429.16 feet, an arc length of 112.71 feet, and a chord bearing and distance of N 83°09'23" W 112.71 feet to an iron rod set; thence continuing with said right-of-way line S 06°33'40" W 10.50 feet to an iron rod set; thence continuing in a westerly direction with said right-of-way line 145 feet to a point; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in a northerly direction, crossing Millstream Road/Interstate 85/40, approximately 330 feet to an existing 1" bent iron pipe in the northern right-of-way line of Interstate 85/40 at the southeast corner of Lot 28 of Marley Acres Subdivision, as recorded in Plat Book 26, Page 52; thence running near the western side of a wire fence and with the eastern line of Marley Acres Subdivision the following three (3) courses and distances: 1) N 00°47'18" W 301.32 feet to an existing 1" iron pipe in the southern right-of-way line of Marley Drive (NCSR #3147) at its terminus, 2) N 00°47'18" W 60.07 feet to an existing 1" iron

pipe in the northern right-of-way line of Marley Drive at its terminus, and 3) N 00°47'18" W 441.00 feet to an existing 1" iron pipe in the northern line of Marley Acres Subdivision and near an old fence corner post; thence with the northern line of Marley Acres Subdivision and near the south side of a wire fence the following four (4) courses and distances: 1) N 89°06'15" W 189.98 feet to an existing 1" iron pipe, 2) N 89°46'08" W 199.99 feet to an existing 1" iron pipe, 3) N 89°49'59" W 299.78 feet to an existing 1" iron pipe, and 4) N 89°33'11" W 150.41 feet to a point on a new ½" iron rod in the eastern right-of-way line of Knox Road (NCSR #3051) and in the northern line of Lot 31 of Marley Acres Subdivision; thence with the eastern right-of-way line of Knox Road the following fifteen (15) courses and distances: 1) N 62°45'41" E 88.10 feet to a computed point, 2) N 61°06'14" E 54.82 feet to a computed point, 3) N 56°03'17" E 56.98 feet to a computed point, 4) N 52°17'51" E 54.50 feet to a computed point, 5) N 48°31'55" E 54.81 feet to a computed point, 6) N 45°44'41" E 25.62 feet to a computed point, 7) N 44°48'14" E 130.29 feet to a computed point, 8) N 44°03'21" E 86.87 feet to a computed point, 9) N 43°37'41" E 92.43 feet to a computed point, 10) N 43°50'38" E 98.00 feet to a computed point, 11) N 43°50'52" E 97.47 feet to a computed point, 12) N 43°48'37" E 98.53 feet to an existing 1" iron pipe near an old fence corner and being the westernmost corner of Lot 1 of Property of Roger H. Smith & Wife Mildred F., as recorded in Plat Book 79, Page 109, 13) N 43°51'12" E 178.07 feet to an existing 1" iron pipe near an old fence corner and being the northernmost corner of said Lot 1, 14) N 43°35'10" E 149.29 feet to a computed point, also being the northernmost corner of Tract 1 of Carroll Industrial Development US, LLC, as recorded in Deed Book 8494, Page 1456, and 15) N 44°03'14" E 148.35 feet to a 1" existing iron pipe having North Carolina NAD83(2011) grid coordinates of Northing 842836.34 U.S. feet and Easting 1809156.15 U.S. feet, said iron pipe being the southwest corner of Thomas E. and Vicki C. Smith, as recorded in Deed Book 5694, Page 394, and the northwesternmost corner of Land Port Investments, LLC, as recorded in Deed Book 6431, Page 2107; thence S 61°32'58" E 289.27 feet to a 1" iron pipe by a fence; thence S 61°11'43" E 492.60 feet to a 1" iron pipe near a fence corner; thence S 61°11'12" E 328.07 feet to an existing 1" iron pipe located in Burch Creek; thence with and in Birch Creek the following five (5) courses and distances: 1) S 04°10'51" W 201.26 feet to a computed point, 2) S 10°41'18" E 253.09 feet to a computed point, 3) S 52°54'23" E 129.23 feet to a computed point, 4) N 84°48'24" E 145.04 feet to a computed point, and 5) S 71°05'12" E 188.73 feet to a computed point; thence leaving Birch Creek with the western line of Land Port Investments, LLC, as recorded in Deed Book 6417, Page 1117, running near the western bank of Birch Creek, the following four (4) courses and distances: 1) S 33°47'19" W 134.35 feet to an existing 1" iron pipe, 2) S 33°45'55" W 154.65 feet to an existing 1" iron pipe, 3) S 33°48'22" W 355.61 feet to an existing ¾" iron rod, and 4) S 03°47'16" W 187.70 feet to an existing 1" iron pipe; thence leaving the western bank area near Birch Creek and continuing with said western property line on an angled portion of said line near the northern right-of-way line of Interstate 85/40 the following two (2) courses and distances: 1) S 87°00'59" W 171.06 feet to an existing 1" iron pipe, and 2) N 86°25'07" W 604.43 feet to an existing concrete right-of-way monument at the right-of-way fence; thence in a southerly direction, crossing the Interstate 85/40/Millstream Road right-of-way, approximately 370 feet to the point and place of BEGINNING, and containing approximately 56.4 acres, of

which approximately 52.846 acres lies outside of street right-of-way. All deeds and 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.