

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2021**

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**HOUSE BILL 164
Committee Substitute Favorable 3/18/21**

Short Title: Greensboro/Deannex; Rockwell/No Sat Annex Cap.

(Local)

Sponsors:

Referred to:

March 1, 2021

A BILL TO BE ENTITLED

AN ACT TO REMOVE CERTAIN DESCRIBED PROPERTY FROM THE CORPORATE LIMITS OF THE CITY OF GREENSBORO AND TO REMOVE THE CAP ON SATELLITE ANNEXATIONS FOR THE TOWN OF ROCKWELL.

The General Assembly of North Carolina enacts:

SECTION 1.(a) The following described property is removed from the corporate limits of the City of Greensboro:

BEGINNING at an existing iron pipe in the southeast corner of Lot 12 of the Steeplechase Subdivision, Section One (recorded in Plat Book 49, Page 41 of the Guilford County Register of Deeds); thence proceeding South 87 degrees 40 minutes 28 seconds East for a distance of 199.76 feet; thence South 87 degrees 41 minutes 39 seconds East for a distance of 338.96 feet to the northwest corner of the property of Lori G. Coble (as recorded in Deed Book 3733, Page 1631 of the Guilford County Registry); thence South 1 degree 3 minutes 15 seconds West for a distance of 423.09 feet to the southwest corner of the Fred L. and Edith K. Gann property (as recorded in Deed Book 3236, Page 751 of the Guilford County Registry); thence South 2 degrees 4 minutes 55 seconds West for a distance of 355.47 feet to the southwest corner of the William L. and Phyllis K. Jones property (as recorded in Deed Book 1907, Page 503 of the Guilford County Registry); thence proceeding with the existing City limits North 85 degrees 55 minutes 51 seconds West for a distance of 606.8 feet to an existing iron pipe; thence North 3 degrees 4 minutes 3 seconds East for a distance of 779.57 feet to an existing iron pipe; thence departing from the existing City limits South 88 degrees 4 minutes 36 seconds East for a distance of 35.46 feet to the point and place of BEGINNING, said parcel containing approximately 10.6 acres (more or less), and being tax parcels ACL-5-9-593-369-6 and ACL-5-9-593-369-53 as per Deed Book 5532, Page 1636, Deed Book 5532, Page 1639, and Plat Book 104, Page 61 of the Guilford County Registry.

SECTION 1.(b) This section has no effect upon the validity of any liens of the City of Greensboro for ad valorem taxes or special assessments outstanding before the effective date of this section. Such liens may be collected or foreclosed upon after the effective date of this section as though the property were still within the corporate limits of the City of Greensboro.

SECTION 1.(c) This section becomes effective June 30, 2021. Property in the territory described in this section as of January 1, 2021, is no longer subject to municipal taxes for taxes imposed for taxable years beginning on or after July 1, 2021.

SECTION 2. G.S. 160A-58.1 reads as rewritten:

"§ 160A-58.1. Petition for annexation; standards.

...



1 (b) A noncontiguous area proposed for annexation must meet all of the following
2 standards:

3 ...
4 (5) The area within the proposed satellite corporate limits, when added to the area
5 within all other satellite corporate limits, may not exceed ten percent (10%)
6 of the area within the primary corporate limits of the annexing city.

7 This subdivision does not apply to the Cities of Asheboro, Belmont,
8 Claremont, Concord, Conover, Durham, Elizabeth City, Gastonia, Greenville,
9 Hickory, Kannapolis, Locust, Marion, Mount Airy, Mount Holly, New Bern,
10 Newton, Oxford, Randleman, Roanoke Rapids, Rockingham, Saluda,
11 Sanford, Salisbury, Southport, Statesville, and Washington and the Towns of
12 Ahoskie, Angier, Apex, Ayden, Benson, Bladenboro, Bridgeton, Bunn,
13 Burgaw, Calabash, Carthage, Catawba, China Grove, Clayton, Columbia,
14 Columbus, Cramerton, Creswell, Dallas, Dobson, Four Oaks, Franklin,
15 Franklinton, Fuquay-Varina, Garner, Godwin, Granite Quarry, Green Level,
16 Grimesland, Harrisburg, Holly Ridge, Holly Springs, Hookerton, Hope Mills,
17 Huntersville, Jamestown, Kenansville, Kenly, Knightdale, Landis, Leland,
18 Lillington, Louisburg, Maggie Valley, Maiden, Mayodan, Maysville,
19 Middlesex, Midland, Mocksville, Morrisville, Mount Pleasant, Nashville,
20 Oak Island, Ocean Isle Beach, Pembroke, Pine Level, Pollocksville,
21 Princeton, Ranlo, Richlands, Rockwell, Rolesville, Rutherfordton, Shallotte,
22 Siler City, Smithfield, Spencer, Spring Lake, Stem, Stovall, Surf City,
23 Swansboro, Taylorsville, Troutman, Troy, Wallace, Warsaw, Watha,
24 Waynesville, Weldon, Wendell, West Jefferson, Wilson's Mills, Windsor,
25 Yadkinville, Youngsville, and Zebulon.

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27 **SECTION 3.** Except as otherwise provided, this act is effective when it becomes
28 law.