

FOR REGISTRATION  
Fredrick Smith  
REGISTER OF DEEDS  
Mecklenburg County, NC  
2020 MAR 09 03:08:14 PM  
BK:34354 PG:343-348  
FEE:\$26.00  
INSTRUMENT # 2020033549

BAKERFR



Returned to customer

ORDINANCE NO. 9754-x

**MALLARD CREEK AREA  
ANNEXATION**

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF  
THE CITY OF CHARLOTTE, NORTH CAROLINA**

WHEREAS, the City Council has been petitioned under G.S. 160A-31(a) to annex the area described below; and

WHEREAS, the City Council has by Resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held in the Meeting Chamber of the Charlotte - Mecklenburg Government Center, 600 E. Fourth Street, Charlotte, N.C. at 7:00 p.m. on February 24, 2020 after due notice by the Mecklenburg Times on February 11, 2020; and

WHEREAS, the City Council finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Charlotte as of February 24, 2020:

**LEGAL DESCRIPTION**

BEING THAT CERTAIN PARCEL OF LAND LYING SOUTHWEST OF RIDGE ROAD (VARIABLE WIDTH RIGHT OF WAY, NCDOT PROJECT R-2123CE, WBS# 34379.2.17), EAST OF I-485/I-85 RAMP (VARIABLE WIDTH RIGHT OF WAY, NCDOT PROJECT R-2123CE, WBS# 34379.2.17), NORTH OF MALLARD LAKE SUBDIVISION RECORDED IN MB 45, PG 339 & MB 46, PG 765 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY (HENCE MCR),

AND NORTH OF THAT CHARLOTTE-MECKLENBURG BOARD OF EDUCATION PARCEL RECORDED IN DB 22586, PG 877(MCR), AND SITUATED IN THE UNINCORPORATED AREA OF MECKLENBURG COUNTY, AND BOUNDED BY THE UNINCORPORATED AREA OF MECKLENBURG COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET NAIL ON THE EAST SIDE OF RIDGE ROAD, THE POINT OF LOCALIZATION OF THE SITE, HAVING NAD 83 NORTH CAROLINA GRID COORDINATES OF, NORTHING:587,373.5813, EASTING:1,485,240.6590; THENCE N 49°00'28" W A DISTANCE OF 693.65' TO A SET 1/2" PIPE AT THE INTERSECTION OF THE RIGHTS OF WAY OF RIDGE ROAD AND I-485/I-85 RAMP, BEING THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE POINT OF BEGINNING;

THENCE, IN A CLOCKWISE DIRECTION WITH THE WESTERN SIDE OF THE RIDGE ROAD RIGHT OF WAY, THE FOLLOWING EIGHT (8) COURSES:

1. S 50°26'13" E A DISTANCE OF 25.93' TO A SET 1/2" PIPE;
2. S 48°38'01" E A DISTANCE OF 164.11' TO A FOUND R/W MONUMENT;
3. N 42°22'06" E A DISTANCE OF 16.96' TO A FOUND #5 REBAR;
4. S 35°59'06" E A DISTANCE OF 440.05' TO A FOUND #5 REBAR;
5. N 56°29'06" E A DISTANCE OF 15.07' TO A FOUND R/W MONUMENT;
6. S 30°42'14" E A DISTANCE OF 525.59' TO A FOUND RIGHT OF WAY MONUMENT;
7. S 20°14'17" E A DISTANCE OF 54.91' TO A FOUND R/W MONUMENT;
8. S 30°38'48" E A DISTANCE OF 81.13' TO A FOUND R/W MONUMENT ON THE NORTHERN LINE OF THAT CHARLOTTE-MECKLENBURG BOARD OF EDUCATION PARCEL;

THENCE, WITH SAID CHARLOTTE-MECKLENBURG BOARD OF EDUCATION PARCEL, THE FOLLOWING TWO (2) COURSES:

1. S 60°46'07" W A DISTANCE OF 532.97' TO A FOUND #5 REBAR;
2. S 24°02'29" E A DISTANCE OF 252.93' TO A FOUND #5 REBAR ON THE NORTHERN LINE OF THAT MALLARD LAKE SUBDIVISION;

THENCE, WITH SAID MALLARD LAKE SUBDIVISION LINE, THE FOLLOWING SEVEN (7) COURSES:

1. WITH LOT 216 (MB 45, PG 339 & DB 22311, PG 249) S 65°02'32" W A DISTANCE OF 135.91' TO A FOUND #5 REBAR ON THE NORTHERN END OF PORTER CREEK ROAD RIGHT OF WAY;
2. WITH SAID END OF PORTER CREEK ROAD, S 64°52'06" W A DISTANCE OF 49.86' TO A FOUND #5 REBAR ON THE NORTHERN LINE OF LOT 243 (MB 45, PG 339 & DB 28786, PG 558);
3. WITH SAID LOT 243 LINE, S 65°03'14" W A DISTANCE OF 144.26' TO A FOUND #5 REBAR ON THE NORTHERN LINE OF LOT 245 (MB 46, PG 765 & DB 22259, PG 400);
4. WITH SAID LOT 245 LINE, S 64°58'57" W A DISTANCE OF 120.05' TO A FOUND #5 REBAR ON THE NORTHERN LINE OF LOT 451 (MB 46, PG 765 & DB 32835, PG 601);

5. WITH SAID LOT 451 LINE, S 65°04'00" W A DISTANCE OF 164.03' TO A FOUND #5 REBAR ON THE EASTERN LINE OF MALLARD LAKE HOA PARCEL (MB 46, PG 765 & DB 28421, PG 888);
6. WITH SAID MALLARD LAKE HOA LINE, N 32°02'01" W A DISTANCE OF 305.52' TO A FOUND #5 REBAR ON THE EASTERN SIDE OF THAT I-485/I-85 RAMP;

THENCE, WITH SAID I-485/I-85 RIGHT OF WAY, THE FOLLOWING SEVEN (7) COURSES:

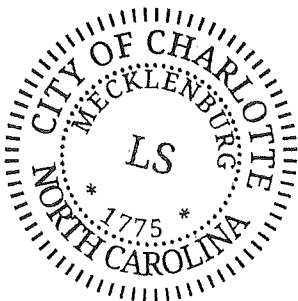
1. N 03°07'06" E A DISTANCE OF 646.08' TO SET 1/2" PIPE;
2. N 03°07'06" E A DISTANCE OF 38.73' TO A FOUND R/W MONUMENT;
3. N 04°22'32" E A DISTANCE OF 286.74' TO A FOUND R/W MONUMENT;
4. WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 125.62', WITH A RADIUS OF 1163.24', WITH A CHORD BEARING OF N 12°57'55" E, WITH A CHORD LENGTH OF 125.56', TO A FOUND R/W MONUMENT;
5. N 26°59'58" E A DISTANCE OF 153.88' TO A FOUND R/W MONUMENT;
6. N 24°14'39" E A DISTANCE OF 209.53' TO A FOUND R/W MONUMENT;
7. N 38°26'59" E A DISTANCE OF 133.77' TO THE POINT OF BEGINNING,  
HAVING AN AREA OF 1,130,461.03 SQUARE FEET, 25.952 ACRES, MORE OR LESS

Section 2. Upon and after February 24, 2020 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Charlotte and shall be entitled to the same privileges and benefits as other parts of the City of Charlotte. Said territory shall be subject to municipal taxes according to G.S.160A-58.10.

Section 3. Subject to change in accordance with applicable law, the annexed territory described above shall be included in the following Council electoral district 4:

Section 4. The Mayor of the City of Charlotte shall cause to be recorded in the office of the Register of Deeds of Mecklenburg County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Mecklenburg County Board of Elections, as required by G.S. 163-288.1.

Adopted this 24th day of February, 2020.



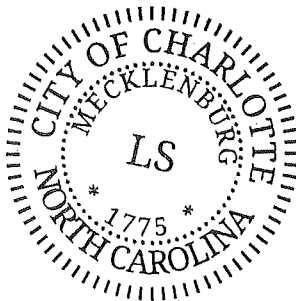
APPROVED AS TO FORM:


Charlotte City Attorney

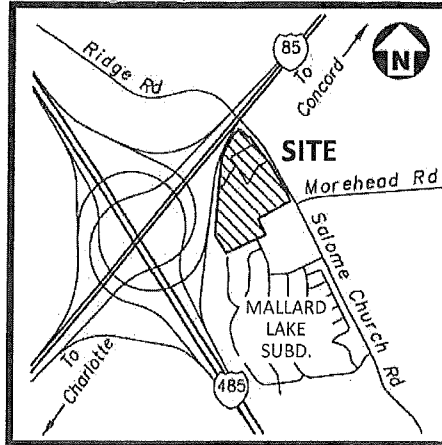
**CERTIFICATION**

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 24<sup>th</sup> day of February 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 754-758A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 24<sup>th</sup> day of February 2020.



  
Stephanie C. Kelly, City Clerk, MMCNCCMC

VICINITY MAP  
NTS**LEGEND**

- ⊙ EXISTING IRON PIPE
- IRON PIPE SET
- EXISTING CONCRETE MONUMENT
- CC EXISTING ZONING
- SURVEYED PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - PROPERTY LINE NOT SURVEYED

I, BRIAN E. HICKS, PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: CLASS A
- (2) POSITIONAL ACCURACY: < 0.100'
- (3) TYPE OF GPS FIELD PROCEDURE: VRS
- (4) DATE OF SURVEY: 2019-04-11
- (5) DATUM/EPOCH: NAD 83(2011)
- (6) PUBLISHED/FIXED-CONTROL USED: NC 49
- (7) GEOID MODEL: GEOID12A
- (8) COMBINED GRID FACTOR(S): 0.99984469
- (9) UNITS: METERS CONVERTED TO US SURVEY FEET

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(11)(d). THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PROFESSIONAL LAND SURVEYOR

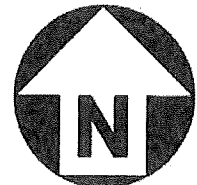
I, BRIAN E. HICKS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS

12<sup>th</sup> DAY OF June, A.D. 2019.

Brian E. Hicks  
BRIAN E. HICKS, PLS L-4281

**GENERAL NOTES**

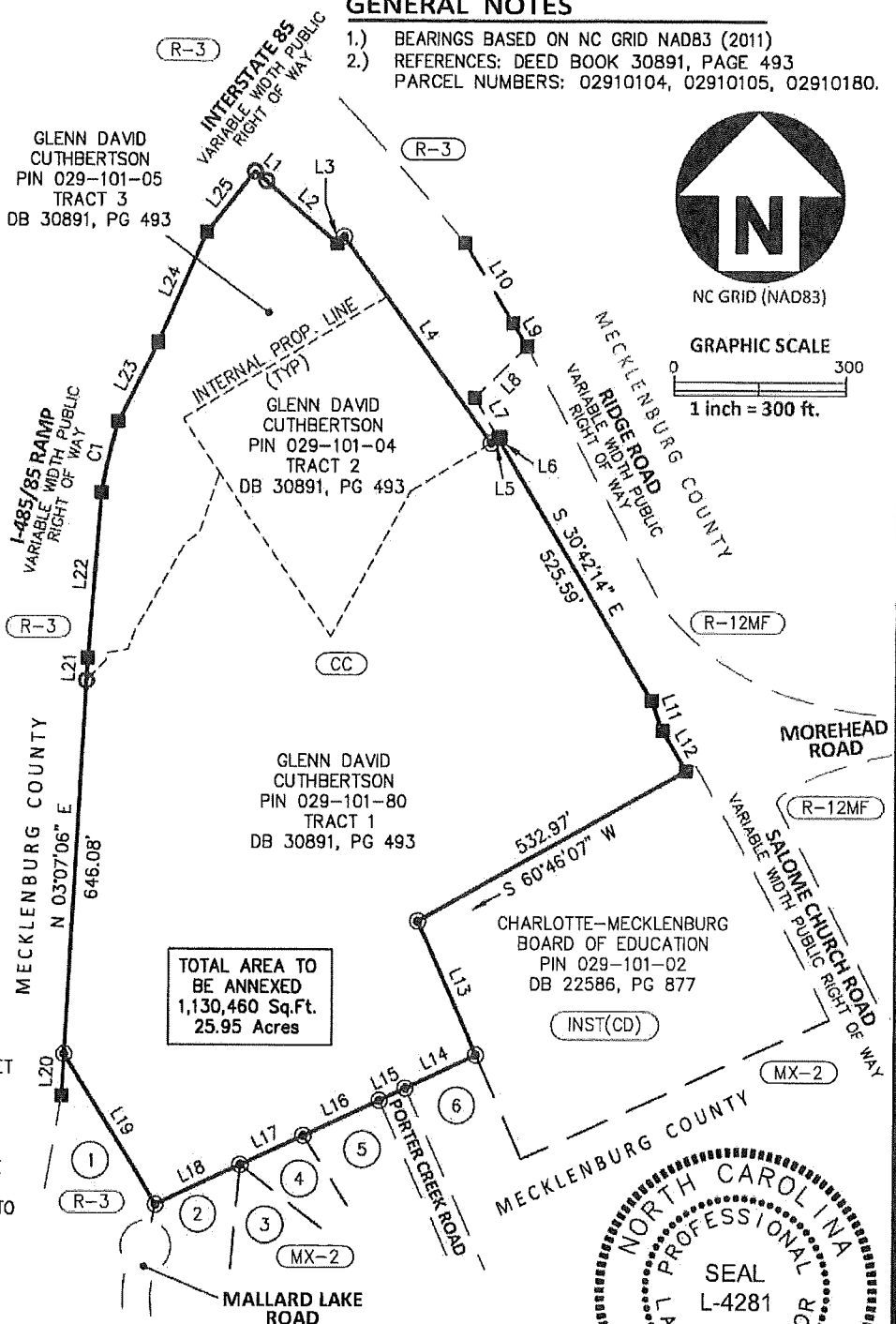
- 1.) BEARINGS BASED ON NC GRID NAD83 (2011)
- 2.) REFERENCES: DEED BOOK 30891, PAGE 493  
PARCEL NUMBERS: 02910104, 02910105, 02910180.



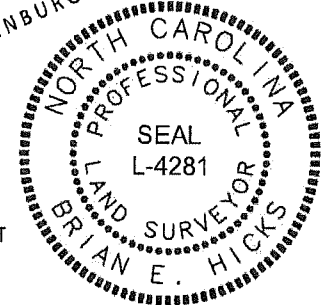
NC GRID (NAD83)

GRAPHIC SCALE

0 300  
1 inch = 300 ft.



TOTAL AREA TO  
BE ANNEXED  
1,130,460 Sq.Ft.  
25.95 Acres



SHEET 1 OF 2  
(FOR TABLES SEE  
SHEET 2 OF 2)



The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293

www.mcadamsco.com

## MALLARD CREEK MIXED USE ANNEXATION EXHIBIT

13900 SALOME CHURCH ROAD  
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

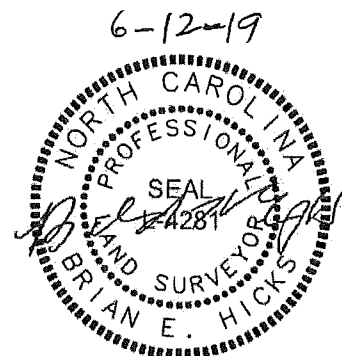
**PLAN INFORMATION**

PROJECT NO.	TRU-19020
FILENAME	TRU19020-Q1
CHECKED BY	BEH
DRAWN BY	JC
SCALE	1"=300'
DATE	6.10.2019

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	125.62'	1163.24'	N 12°57'55" E	125.56'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 50°26'13" E	25.93'
L2	S 48°38'01" E	164.11'
L3	N 42°22'06" E	16.96'
L4	S 35°59'06" E	440.05'
L5	N 56°29'06" E	15.07'
L6	N 54°39'08" E	4.84'
L7	N 30°49'54" W	81.47'
L8	N 45°47'31" E	127.75'
L9	N 31°44'52" W	46.98'
L10	N 31°33'17" W	162.21'
L11	S 20°14'17" E	54.91'
L12	S 30°38'48" E	81.13'
L13	S 24°02'29" E	252.93'
L14	S 65°02'32" W	135.91'
L15	S 64°52'06" W	49.86'
L16	S 65°03'14" W	144.26'
L17	S 64°58'57" W	120.05'
L18	S 65°04'00" W	164.03'
L19	N 32°02'01" W	305.52'
L20	S 02°54'00" W	72.17'
L21	N 03°07'06" E	38.73'
L22	N 04°22'32" E	286.74'
L23	N 26°59'58" E	153.88'
L24	N 24°14'39" E	209.53'
L25	N 38°26'59" E	133.77'

- |                             |                |                  |                        |
|-----------------------------|----------------|------------------|------------------------|
| 1. MALLARD LAKE HOA         | PIN 029-101-03 | DB 28421, PG 888 | MB 46, PG 765          |
| 2. SHERI LYNN WHITE         | PIN 029-104-01 | DB 32835, PG 601 | LOT 451, MB 46, PG 765 |
| 3. RUEL & SHELLEY SMITH     | PIN 029-104-19 | DB 22274, PG 863 | LOT 246, MB 46, PG 765 |
| 4. ANGEL & KEVIN OLIPHANT   | PIN 029-104-20 | DB 22259, PG 400 | LOT 245, MB 46, PG 765 |
| 5. LINDA & GLENDON COPELAND | PIN 029-104-22 | DB 28786, PG 558 | LOT 243, MB 45, PG 339 |
| 6. TONYA C. CHRICHLOW       | PIN 029-104-72 | DB 22311, PG 249 | LOT 216, MB 45, PG 339 |



SHEET 2 OF 2



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## MALLARD CREEK MIXED USE ANNEXATION EXHIBIT

13900 SALOME CHURCH ROAD  
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

## PLAN INFORMATION

PROJECT NO.	TRU-19020
FILENAME	TRU19020-Q1
CHECKED BY	BEH
DRAWN BY	JC
SCALE	1"=300'
DATE	6.10.2019

February 24, 2020  
Ordinance Book 62, Page 759

FOR REGISTRATION  
Fredrick Smith  
REGISTER OF DEEDS  
Mecklenburg County, NC  
2020 MAR 09 03:08:14 PM  
BK:34354 PG:338-342  
FEE:\$26.00  
INSTRUMENT # 2020033548

BAKERFR



Returned to customer

ORDINANCE NO. 9755-X

THE TOWNS AT MALLARD MILLS

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF  
THE CITY OF CHARLOTTE, NORTH CAROLINA**

WHEREAS, the City Council has been petitioned under G.S. 160A-31(a) to annex the area described below; and

WHEREAS, the City Council has by Resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held in the Meeting Chamber of the Charlotte - Mecklenburg Government Center, 600 E. Fourth Street, Charlotte, N.C. at 7:00 p.m. on February 24, 2020 after due notice by the Mecklenburg Times on February 11, 2020; and

WHEREAS, the City Council finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Charlotte as of February 24, 2020:

**LEGAL DESCRIPTION**

BEGINNING at an existing rebar on the northerly margin of the right-of-way of Mallard Creek Rd, being a common corner of the property of DD Mallard Creek LLC (now or formerly) recorded in Deed Book 32884 Page 77; thence following the common line thereof fourteen (14) calls: (1) with a bearing of N 09°01'58" W and a distance of 543.38' to a point; (2) with a bearing of N 39°39'28" E and a distance of 48.11' to a point; (3) with a bearing of N 58°13'02" E and a distance of 58.60' to a point; (4) with a bearing of N 60°40'36" E and a distance of 67.07' to a point; (5) with a bearing of N 53°32'37" E and a distance of 59.09' to a point; (6) with a bearing of N 51°20'34" E and a distance of 36.89' to a point; (7) with a bearing of N

50°45'33" E and a distance of 59.55' to a point; (8) with a bearing of N 47°21'25" E and a distance of 57.85' to a point; (9) with a bearing of N 46°44'56" E and a distance of 47.32' to a point; (10) with a bearing of N 46°53'01" E and a distance of 49.22' to a point; (11) with a bearing of N 47°35'55" E and a distance of 31.05' to a point; (12) with a bearing of N 48°17'26" E and a distance of 52.23' to a point; (13) with a bearing of N 80°57'50" E and a distance of 50.33' to a point; (14) with a bearing of N 09°02'10" W and a distance of 572.07' to an existing bent rebar on the common line of the property of Mill Creek Master Association of Mecklenburg Inc (now or formerly) recorded in Deed Book 12546, Page 484 and shown on Map Book 35, Page 267, said common line also being the existing city limits line; thence following the common line and existing city limits line with a bearing of N 60°54'24" E and a distance of 30.49' to an existing rebar, being the common corner of the property of RSH Apartments SPE LLC (now or formerly) recorded in Deed Book 33266, Page 360 and shown on Map Book 46, Page 145 and the common corner of the property of Phyllis Stewart (now or formerly) recorded in Deed Book 9789, Page 794; thence leaving the current city limits line and following the common line of Stewart three (3) calls: (1) with a bearing of S 09°02'10" E and a distance of 122.60' to a point; (2) with a bearing of S 46°51'14" E and a distance of 658.61' to a point; (3) with a bearing of N 83°49'59" E and a distance of 27.62' to a point in the common line of the property of Terry C Philips (now or formerly) recorded in Deed Book 4596, Page 848; thence following the common line of Philips with a bearing of N 40°07'54" E and a distance of 147.02' to a point; thence with a bearing of S 46°55'37" E and a distance of 288.61' to a point; thence with a curve to the right having a radius of 1827.99' and an arc length of 93.25', and being chorded by a bearing of S 37°19'26" W and a distance of 93.24' to a point; thence with a bearing of N 46°53'06" W and a distance of 208.40' to a point; thence with a curve to the right having a radius of 130.50' and an arc length of 96.78', and being chorded by a bearing of S 62°35'13" W and a distance of 94.58' to a point; thence with a bearing of S 83°49'59" W and a distance of 60.00' to a point; thence with a curve to the left having a radius of 119.50' and an arc length of 10.80', and being chorded by a bearing of S 81°14'41" W and a distance of 10.79' to a point on the common line of Philips; thence following the common line of Philips two (2) calls: (1) with a bearing of S 40°07'54" W and a distance of 90.59' to a point; (2) with a bearing of S 55°59'39" E and a distance of 352.25' to an existing rebar on the northerly margin of the right-of-way of Mallard Creek Rd; thence following said right-of-way seven (7) calls: (1) with a bearing of S 48°59'57" W and a distance of 29.96' to a point; (2) with a bearing of S 49°01'59" W and a distance of 265.65' to a point; (3) with a bearing of S 50°08'32" W and a distance of 63.10' to a point; (4) with a curve to the right having a radius of 570.00' and an arc length of 173.49', and being chorded by a bearing of S 58°51'42" W and a distance of 172.82' to a point; (5) with a bearing of S 67°34'52" W and a distance of 119.69' to an existing rebar; (6) with a bearing of S 67°37'04" W and a distance of 122.63' to an existing rebar; (7) with a bearing of S 67°41'31" W and a distance of 429.56' to an existing rebar; being the point of BEGINNING, having an area of 17.177 acres more or less, as shown on a survey by Carolina Surveyors, Inc.

Section 2. Upon and after February 24, 2020 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Charlotte and shall be entitled to the same privileges and benefits as other parts of the City of Charlotte. Said territory shall be subject to municipal taxes according to G.S.160A-58.10.



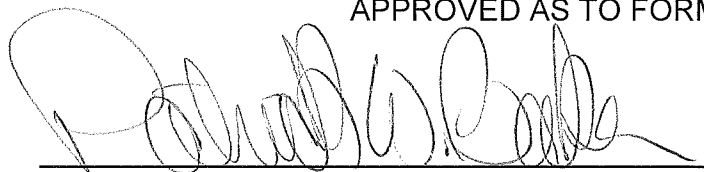
February 24, 2020  
Ordinance Book 62, Page 761  
Ordinance No. 9755-X

Section 3. Subject to change in accordance with applicable law, the annexed territory described above shall be included in the following Council electoral district 4:

Section 4. The Mayor of the City of Charlotte shall cause to be recorded in the office of the Register of Deeds of Mecklenburg County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Mecklenburg County Board of Elections, as required by G.S. 163-288.1.

Adopted this 24th day of February, 2020

APPROVED AS TO FORM:

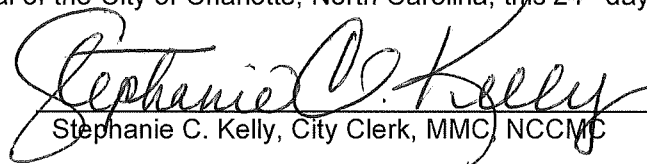


Charlotte City Attorney

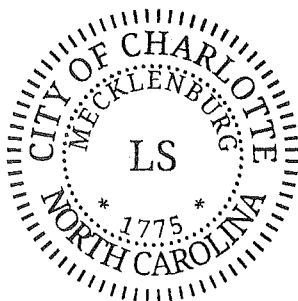
**CERTIFICATION**

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 24<sup>th</sup> day of February 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 759-763A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 24<sup>th</sup> day of February 2020.



Stephanie C. Kelly, City Clerk, MMC, NCCMC



The Towns At Mallard Mills  
Area Annexation

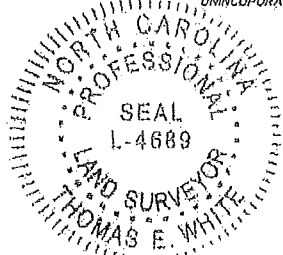
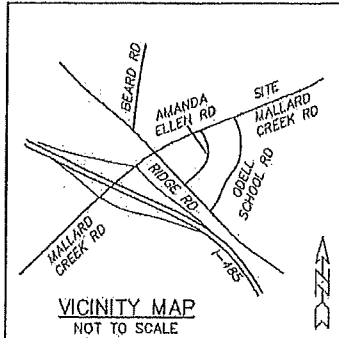
I CERTIFY THAT THIS MAP OF THE ANNEXATION LIMITS AND MUNICIPAL BOUNDARY OF THE CITY OF CHARLOTTE WERE DERIVED FROM INSTRUMENTS RECORDED AT THE MECKLENBURG COUNTY REGISTER OF DEEDS. THE BEARINGS AND DISTANCES ARE FOR INFORMATIONAL PURPOSES ONLY. THIS PLAT IS NOT SUBJECT TO REVIEW BY THE CITY PLANNING DEPARTMENT.

SIGNED *[Signature]*  
PROFESSIONAL LAND SURVEYOR

EXHIBIT "A"

~NOW OR FORMERLY~  
CITY OF CHARLOTTE  
UNINCORPORATED  
MALL CREEK MASTER  
MILL ASSOCIATION, INC.  
MECKLENBURG, NC  
DB 12546/484  
COS. MB 55/267

~NOW OR FORMERLY~  
RSH APARTMENTS SPE LLC  
DB 33268/360  
MB 46/145  
PID 02919103

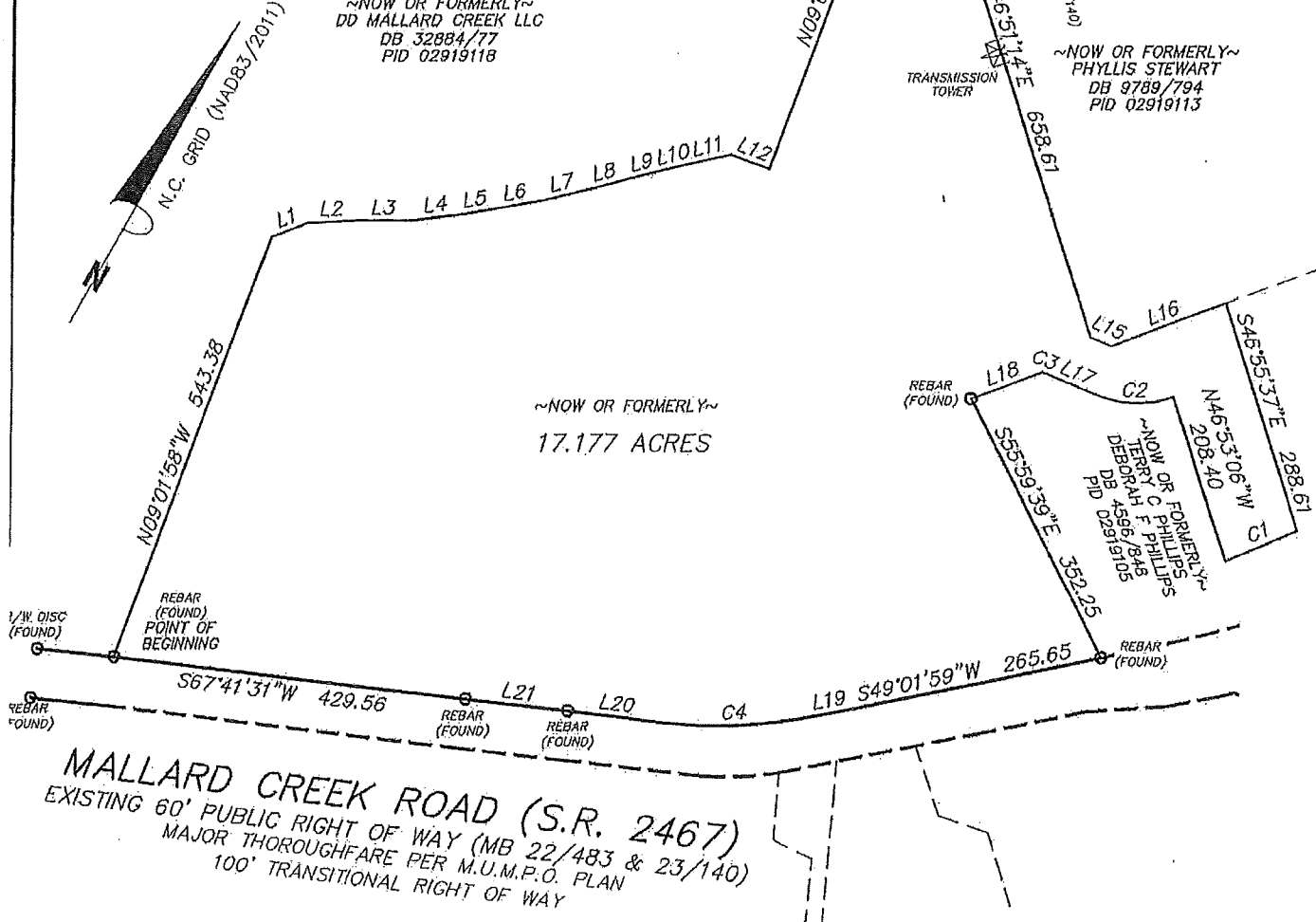


~NOW OR FORMERLY~  
DD MALLARD CREEK LLC  
DB 32884/77  
PID 02919118

~NOW OR FORMERLY~  
PHYLLIS STEWART  
DB 9789/794  
PID 02919113

~NOW OR FORMERLY~  
TERRY C PHILLIPS  
DEBORAH F PHILLIPS  
DB 4596/105  
PID 02919105

~NOW OR FORMERLY~  
17.177 ACRES



SHEET 1/2

SCALE 1"=200'

2019\BAT\MALLARD CREEK RD HOPPER  
2019\W\MALLARD CREEK RD HOPPER

VOLUNTARY ANNEXATION MAP  
for the CITY OF CHARLOTTE

MALLARD CREEK TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA

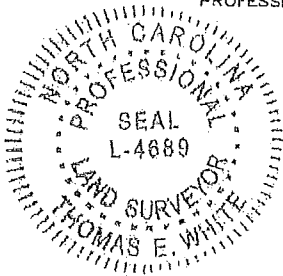
CAROLINA SURVEYORS, INC  
P.O. BOX 267  
PINEVILLE, N.C. 28134  
(704) 889-7601  
FAX: (704) 889-7614  
CERTIFICATE OF AUTHORIZATION  
NC-C-1242 SC-885

I CERTIFY THAT THIS MAP OF THE ANNEXATION LIMITS AND MUNICIPAL BOUNDARY OF THE CITY OF CHARLOTTE WERE DERIVED FROM INSTRUMENTS RECORDED AT THE MECKLENBURG COUNTY REGISTER OF DEEDS. THE BEARINGS AND DISTANCES ARE FOR INFORMATIONAL PURPOSES ONLY. THIS PLAT IS NOT SUBJECT TO REVIEW BY THE CITY PLANNING DEPARTMENT.

EXHIBIT "A"

The Towns At Mallard Mills  
Area Annexation

SIGNED   
PROFESSIONAL LAND SURVEYOR



February 24, 2020  
Ordinance Book  
62, Page 763  
Ordinance No.  
9755-X

LINE TABLE		
LINE	BEARING	LENGTH
L1	N39°39'28"E	48.11
L2	N58°13'02"E	58.60
L3	N60°40'36"E	67.07
L4	N53°32'37"E	59.09
L5	N51°20'34"E	36.89
L6	N50°45'33"E	59.55
L7	N47°21'25"E	57.85
L8	N46°44'58"E	47.32
L9	N46°53'01"E	49.22
L10	N47°35'55"E	31.05
L11	N48°17'26"E	52.23
L12	N80°57'50"E	50.33
L13	N60°54'24"E	30.49
L14	S09°02'10"E	122.60
L15	N83°49'59"E	27.62
L16	N40°07'54"E	147.02
L17	S83°49'59"W	60.00
L18	S40°07'54"W	90.59
L19	S50°08'32"W	63.10
L20	S67°34'52"W	119.69
L21	S67°37'04"W	122.63

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	1827.99	93.25	S37°19'26"W	93.24
C2	130.50	96.78	S62°35'13"W	94.58
C3	119.50	10.80	S81°14'41"W	10.79
C4	570.00	173.49	S58°51'42"W	172.82

SHEET 2/2



SCALE N/A

2019\BAT\MALLARD CREEK RD HOPPER  
2019\M\MALLARD CREEK RD HOPPER

# VOLUNTARY ANNEXATION MAP for the CITY OF CHARLOTTE

MALLARD CREEK TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA

CAROLINA SURVEYORS, INC  
P.O. BOX 267  
PINEVILLE, N.C. 28134  
(704) 889-7601  
FAX: (704) 889-7614  
CERTIFICATE OF AUTHORIZATION  
NC-C-1242 SC-888

AN ORDINANCE AMENDING CHAPTER 8 OF THE CITY CODE ENTITLED FIRE  
PREVENTION AND PROTECTION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE, NORTH  
CAROLINA THAT:

Section 1: Chapter 8 of the City Code is hereby amended to read as shown in the  
attached Exhibit A, which is incorporated and made a part of this ordinance.

Section 2: This ordinance shall become effective February 24, 2020.

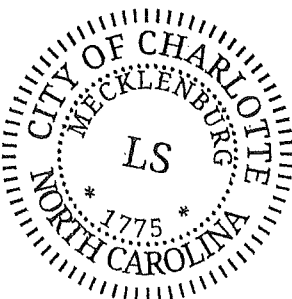
Approved as to form:

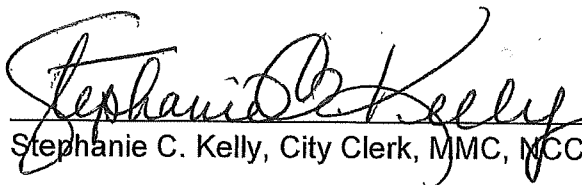
  
Senior Assistant City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY  
CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the  
City Council of the City of Charlotte, North Carolina in regular session convened on the  
24<sup>th</sup> day of February, 2020, the reference being made in Minute Book 149 and recorded  
in full in Ordinance Book 62 , Pages(s) 764-768.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this  
24<sup>th</sup> day of February, 2020.



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

ARTICLE I. - IN GENERAL

~~Sec. 8-1. Fire department's mission.~~

~~The fire department's mission is to minimize the risk of fire and other hazards to the life and property of the citizens of the city. To accomplish this mission, the department shall provide effective fire prevention, rescue, fire suppression, fire investigation, arson mitigation, and first responder medical services.~~

~~(Code 1985, § 8-1)~~

~~Sec. 8-2.~~ 8.1- Fire code adopted; bureau of fire prevention established and duties.

The North Carolina Fire Code, as amended from time to time, is hereby adopted and incorporated by reference as though fully set out in this chapter. The fire code shall be enforced by the bureau of fire prevention in the fire department, which is hereby established and which shall be operated under the supervision of the chief of the fire department.

~~(Code 1985, § 8-2~~ 8.1)

~~Sec. 8-3~~ 8.2. - Fire marshal's appointment.

The fire marshal in charge of the bureau of fire prevention shall be appointed by the chief of the fire department.

~~(Code 1985, § 8-3~~ 8.2)

~~Sec. 8-4~~ 8.3. - Inspectors.

The chief of the fire department may detail such members of the department as inspectors as shall from time to time be necessary.

~~(Code 1985, § 8-4~~ 8.3)

~~Sec. 8-5~~ 8.4. - Issuance of notice of violations by fire inspectors.

- (a) State-certified fire inspectors of the fire department are empowered to issue notices of violation when such fire inspectors have reasonable cause to believe that any person has violated any provision of the state fire code, as amended, or of this chapter. The notice of violation may be delivered in person to the violator or, if the violator cannot be readily found, the notice of violation may be mailed. The notice of violation shall specify the penalty to be imposed on the violator and shall direct the violator to appear before the city's violations officer within 15 days to pay the penalty or, alternatively, to pay the penalty by mail. The penalty imposed shall be \$ \$50.00 for violations of the state fire code or of this chapter. However, violations of section 4014 1003.6, ~~maintenance of means of egress; section 1003.3.1, doors; and section 1003.3.2, gates,~~ means of egress continuity, and violations of section 901.8, removal or tampering with fire protection equipment, of the state fire code shall subject the offender to a penalty of \$200.00, instead of \$50.00. A violation of section 802.2 107.6 of the state fire code, Overcrowding, shall be deemed a life safety violation and shall subject the offender to a penalty of \$500.00.
- (b) The notice of violation may specify a period during which the violator must correct the violation. If the violation is not corrected within the specified time, the violator shall be guilty of a new and separate offense.

- (c) If the violator does not pay the penalty within 15 days after issuance of the notice of violation, a delinquency charge of \$10.00 shall be added to the amount specified in the notice of violation, and notice of the delinquency charge shall be mailed to the violator. The delinquency notice shall also inform the violator that a criminal summons will be issued against him if the specified penalty and the delinquency charge are not paid within five days after the date of the delinquency notice.
- (d) If the penalty and delinquency charge are not paid within the time allowed, the fire marshal may have a criminal summons issued against the violator for the violation of the state fire code or of this chapter. Upon conviction, the violator shall be subject, in addition to any criminal penalty the court may impose pursuant to the provisions contained in the state fire code or pursuant to section 8-6 of this chapter, to the penalty specified in the notice of violation and the delinquency charge.
- (e) Nothing in this section shall preclude the issuance of an arrest warrant where appropriate.

(Code 1985, § ~~8-58.4~~)

Sec. ~~8-68.5~~. - Penalties.

- (a) Any person who shall violate or fail to comply with any section of this chapter or of the state fire code, as adopted, amended or augmented by this chapter; who shall violate or fail to comply with any order made under this chapter or the state fire code; or who shall build in violation of any detailed statement of specifications or plans submitted under this chapter or the state fire code, or any certificate or permit issued thereunder, shall be guilty of a misdemeanor and, upon conviction, shall be punished in accordance with section 2-21. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such violations shall be corrected within the time specified pursuant to section 8-5(b) of this chapter.
- (b) The application of the penalties in subsection (a) of this section shall not be held to prevent the enforced removal of prohibited conditions.

(Code 1985, § ~~8-68.5~~)

Sec. ~~8-78.6~~. - Fire limits.

Pursuant to state laws, the fire limits of the city shall be shown on a map dated September 8, 1986, such map being on record in the office of the city clerk.

(Code 1985, § ~~8-78.6~~)

Sec. ~~8-88.7~~. - Fire department rules and regulations governing fire flow, water demand, fire hydrants, fire connections and unattended service stations.

The fire department provisions entitled, "City of Charlotte Fire Department Rules and Regulations Governing Fire Flow, Water Demand, Fire Hydrants, Fire Connections and Unattended Service Stations," dated December 20, 1993, as amended (referred to as "regulations") are hereby adopted and incorporated as if fully set out in this chapter, and the provisions thereof shall be controlling within the city limits. The chief of the fire department is hereby authorized to approve all revisions or amendments to the regulations for the city as may be necessary from time to time, and such revisions or amendments shall also be incorporated as if fully set out at length in this chapter. Such revisions or amendments shall supersede all previous provisions and shall be controlling within the city limits. A copy of the regulations, as amended, shall be on file in the office of the fire department and the office of the city clerk.

(Code 1985, § ~~8-88.7~~)

~~Sec. 8-9 — Fraternity and sorority houses.~~

- ~~(a) — Applicability and definition. This section shall apply to every fraternity and sorority house within the corporate limits. The term "fraternity and sorority house" as used in this section shall mean any building used as a dwelling and occupied by and maintained exclusively or primarily for college, university, or professional school students who are affiliated with a social, honorary, or professional organization recognized currently or in the past by a college, university, or professional school.~~
- ~~(b) — Automatic fire sprinklers required. An automatic fire sprinkler system meeting the requirements of National Fire Protection Association standard #13 or #13R is required to be installed in each fraternity and sorority house in accordance with the compliance deadlines set forth in this section. All connections shall be located on the street side of each building, and activation of the sprinkler system shall activate both an internal evacuation alarm and a supervisory alarm at a 24-hour certified and licensed alarm monitoring service.~~
- ~~(c) — Compliance period. Existing fraternity and sorority houses shall come into compliance with this section within five years of the effective date of the ordinance from which this section derives. If an existing structure is proposed to be converted to use as a fraternity or sorority house, compliance with this section shall be required prior to issuance of a certificate of occupancy for use as a fraternity or sorority house. If an existing structure is being used as a fraternity or sorority house and renovations at a cost exceeding 50 percent of the structure's taxable value are proposed prior to the date on which compliance with this section would otherwise be required, compliance with this section shall be required prior to a new certificate of occupancy being issued following such renovations. New structures shall be required to comply with the terms of this article before a certificate of occupancy is issued for use as a fraternity or sorority house.~~
- ~~(d) — Exemption for certain detached, secondary buildings. Existing fraternities and sorority buildings are exempt from this section if the buildings:~~
- ~~(1) — Have no more than 1,000 square feet of floor area and are not directly connected to the main building used for sleeping; and~~
  - ~~(2) — Have no facilities used for sleeping.~~
- ~~(e) — Disabling of automatic sprinkler system. Upon the occupancy of any new structure as a fraternity or sorority house or upon the completion of the installation of an automatic fire sprinkler system in an existing fraternity or sorority house, no person shall shut off or disable such automatic fire sprinkler system and no owner or resident of such house shall allow or fail to prevent the shutting off or disabling of such a system. However, a sprinkler system may be shut off in order to perform maintenance work on the system during the time that qualified maintenance personnel are on the premises performing necessary maintenance work. Such maintenance work shall only be conducted after notice to and approval by the fire department.~~
- ~~(f) — Additional requirements; most restrictive provisions apply. This section shall be in addition to any other requirements for sprinkler systems or other fire protection systems required by law or city ordinance. Where this section and any other law apply, the more restrictive provisions shall be enforced.~~

~~(Code 1985, § 8-9)~~

~~Secs. 8-10 — 8-35-8.8 — 8.33. - Reserved.~~

Article II. — PERMITS AND FEES

Sec. 8-364. - Permit application; fee schedule.

Applications for permits required pursuant to chapter 4 of volume V 1 of the NC State fire code, adopted in this chapter shall be made to the fire marshal on forms provided by the city. All applications

shall be accompanied by the applicable permit fee as established by the city. The required permit fees shall be set out in a fee schedule. Printed schedules of the permit fees shall be available to the public at the fire marshal's office and shall be on file in the city clerk's office. ~~seventh floor, city hall.~~ The fire marshal is authorized to waive the permit fee for governmental, religious, or charitable organizations.

(Code 1985, § 8-26)



February 24, 2020  
Ordinance Book 62, Pages 769-770

**769-770 Are Blank Pages  
Intentionally**

O-23

ORDINANCE NO. 9757-X

AN ORDINANCE TO AMEND ORDINANCE NUMBER 9574-X, THE 2019-2020 BUDGET ORDINANCE PROVIDING AN APPROPRIATION OF \$485,075.25 FOR TRAFFIC SIGNAL INSTALLATIONS AND IMPROVEMENTS

BE IT ORDAINED, by the City Council of the City of Charlotte;

Section 1. That the sum of \$485,075.25 hereby estimated to be available from the following private developer sources:

Berewick Venture, LLC (\$158,700)  
QuikTrip Corporation (\$60,950)  
Matthews Multi-Family Investments, LLC (\$27,600)  
Scaleybark Partners, LLC (\$128,340)  
Lidl US Operations, LLC (\$43,998)  
Profile Homes - McDowell Crossing, LLC (\$65,487.25)

Section 2. That the sum of \$485,075.25 is hereby appropriated in the General Capital Investment Fund (4001) into the following projects:

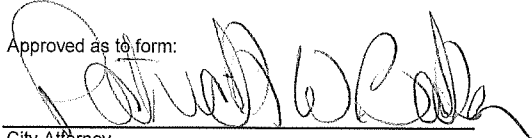
Sig Mod Shopton Rd and Dixie River - 4292000402 (\$158,700)  
Sig Mod Bellhaven Blvd and Mt Holly - 4292000403 (\$60,950)  
Sig Mod Monroe Rd and Galleria - 4292000404 (\$27,600)  
Sig Mod Whitton and South Blvd - 4292000408 (\$128,340)  
Moss Rd and S Tryon - 4292000407 (\$43,998)  
S. Tryon and Beam - 4292000344 (\$65,487.25)

Section 3. That the existence of this project may extend beyond the end of the fiscal year. Therefore, this ordinance will remain in effect for the duration of the project and funds are to be carried forward to subsequent fiscal years until all funds are expended or the project is officially closed.

Section 4. All ordinances in conflict with this ordinance are hereby repealed.

Section 5. This ordinance shall be effective upon adoption.

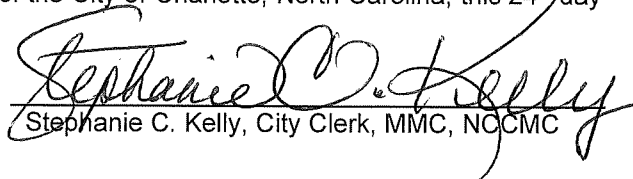
Approved as to form:

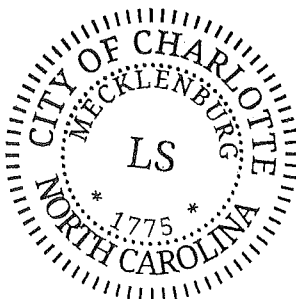
  
City Attorney

#### CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 24<sup>th</sup> day of February 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 771.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 24<sup>th</sup> day of February 2020.

  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



O-24

ORDINANCE NO. 9758-X

AN ORDINANCE TO AMEND ORDINANCE NUMBER 9574-X, THE 2019-2020 BUDGET ORDINANCE, PROVIDING AN APPROPRIATION OF \$245,147 FOR THE CLEAN FUEL ADVANCED TECHNOLOGY GRANT

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BE IT ORDAINED, by the City Council of the City of Charlotte;

- Section 1. That Ordinance Number 9590-X appropriating \$178,795 to the General Capital Projects Fund (4001) is hereby repealed.
- Section 2. That the sum of \$245,147 is hereby estimated to be available from the following source:  
North Carolina Clean Energy Technology Center
- Section 3. That the sum of \$245,147 is hereby appropriated to the General Capital Projects Fund (4001) into the following project:  
Environmental Services - 8010750001
- Section 4. That the existence of this project may extend beyond the end of the fiscal year. Therefore, this ordinance will remain in effect for the duration of the project and funds are to be carried forward to subsequent fiscal years until all funds are expended or the project is officially closed.
- Section 5. All ordinances in conflict with this ordinance are hereby repealed.
- Section 6. This ordinance shall be effective upon adoption.

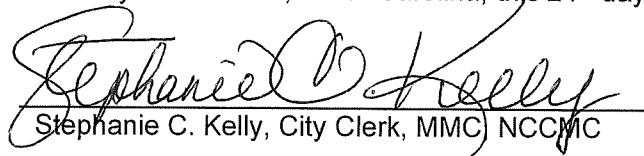
Approved as to form:

  
City Attorney

**CERTIFICATION**

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 24<sup>th</sup> day of February 2020.

  
Stephanie C. Kelly, City Clerk, MMC NCCMC

