

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 4621 WILLARD STREET PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 12, CHAPTER 160D OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF JERRY R. OLIVER JR., RHONDA O. MONAGHAN, MICHAEL T. OLIVER, ANTHONY L. OLIVER 5311 TIMBERBLUFF DRIVE CHARLOTTE, NC 28216

WHEREAS, the dwelling located at 4621 Willard Street in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling and

WHEREAS, said owner(s) have failed to comply in a timely fashion.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that the Code Enforcement Official of the City of Charlotte is hereby ordered to cause the demolition and removal of the dwelling located at 4621 Willard Street in the City of Charlotte in accordance with the Housing Code of the City of Charlotte. This Ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

Senior Assistant City Attorney

IN REM ACTION REQUEST

PROPERTY INFORMATION	
Property Address	4621 Willard Street
Parcel Identification Number	06308462
Council District	2
Owner(s)	Jerry R. Oliver Jr., Rhonda O. Monaghan, Michael T. Oliver, Anthony L. Oliver
Owner Mailing Address per tax records	5311 Timberbluff Drive Charlotte, NC 28216
Historic Designation	No
Structure Type re: In Rem Request	Single Family Residential Dwelling
Structure Age	64 Years
Structure Square Feet	2,390
Structure Occupied?	No
Tax Value of In-Rem Structure:	\$136,600 (dwelling unit)

ACTION REQUEST	
Type of In Rem Requested	Demolition
Estimated Demolition Cost	\$17,405
Lien	Lien will be placed on the property for the cost of demolition
Council Priority Area	Great Neighborhoods; Safe Communities

CODE ENFORCEMENT	
Reason for Inspection	Field Observation
Date of Initial Inspection	November 21, 2024
	The property contains extensive structural, electrical, plumbing, and heating violations. Wall and ceiling coverings are water damaged. Framing members have been damaged from the fire. Subflooring not structurally sound. Kitchen and bathroom cabinets fire damaged. Roof rafters fire damaged. Roof covering and sheathing fire damaged. Electrical wiring cut/damaged/missing. No heat source provided. Damaged water heater. Damaged plumbing fixtures.
Title Search:	12/16/2024 received updated search on 1/14/2026 (no change)
Parties of Interest revealed by Title Search?	No
Owner(s) notified of Complaint and Notice of Hearing (personal service):	12/31/2024 1/14/2025
Hearing Date for Owner(s):	1/30/2025
Owner(s) attendance at hearing:	Yes (Anthony Oliver)
Received appeal from Anthony Oliver:	3/7/2025
Owner(s) ordered to demolish structure by:	3/12/2025 3/24/2025
Housing Appeal Board Hearing held on:	5/13/2025 (HAB granted 180-day extension)
Lis Pendens – Complaint Notice of Hearing:	11/5/2024
Lis Pendens – Findings of Fact and Order	12/2/2025
Demolition permit issued to owner(s):	No
Repair or compliance with order to demolish:	No

Notifications	Owner and parties of interest (if any) have been advised that failure to comply with the Order to Demolish will result in City Council Request for Action to approve demolition by the City and a lien being placed on the property for city's costs.
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STAFF RECOMMENDATION
<ul style="list-style-type: none"> • In Rem Demolition <p><u>Recommendation Rationale</u></p> <ul style="list-style-type: none"> • Dwelling experienced a catastrophic house fire on November 15, 2024. • As a result of fire, structure is dilapidated, unsafe and unfit for human habitation, evidencing a prolonged lack of essential property upkeep and failure to maintain or repair minimum standards of fitness. • In May 2025, the Housing Appeals Board (HAB) upheld the order to demolish and granted the owner 180-days to bring the property into compliance. Additionally, in effort to work with the owners to achieve compliance, Code Enforcement provided the owners with an additional six months beyond the HAB ruling to achieve compliance. To date, no repairs have occurred to correct the violations, and no building or demolition permits have been issued. • Owner(s) have not obtained any permits for repairs. • Owner(s) have not repaired structure or complied with the order to demolish. • City repair cost is conservatively estimated to be \$112,601 (approximately \$47.11 per square foot), which is 83.16% of the structure's assessed tax value. • Action is recommended to address the health and safety issues and other blighted conditions of the structure.

Definitions:

Dilapidated: The Minimum Housing Code defines a structure as unfit for human habitation if it cannot be repaired, altered or improved to comply with minimum standards of fitness at a cost greater than 65% of its physical value as determined by a finding of the inspector.

Lis Pendens. Lis pendens is an official notice to the public that a lawsuit involving a claim on a property has been filed.

Parties in Interest. Parties in interest are parties other than property owners that are identified in the Title Search as having an interest in the property. Examples include mortgage holders, banks, and other lien holders.

Reason for Inspection. There are several ways a property inspection can be initiated: a tenant can file a complaint if they believe there are violations in their unit; a petition signed by five individuals can be submitted to the city; a public agency referral can be received (e.g., from CMPD, CFD, CMS, DSS, Mecklenburg County Health, etc.); or a field observation by Code Enforcement Staff can occur.

Title Search. A title search is the process of examining public records to determine and confirm a property's legal ownership and identify any claims or liens against it.

PHOTOS OF PROPERTY CONDITIONS



Front of structure



Rear of structure

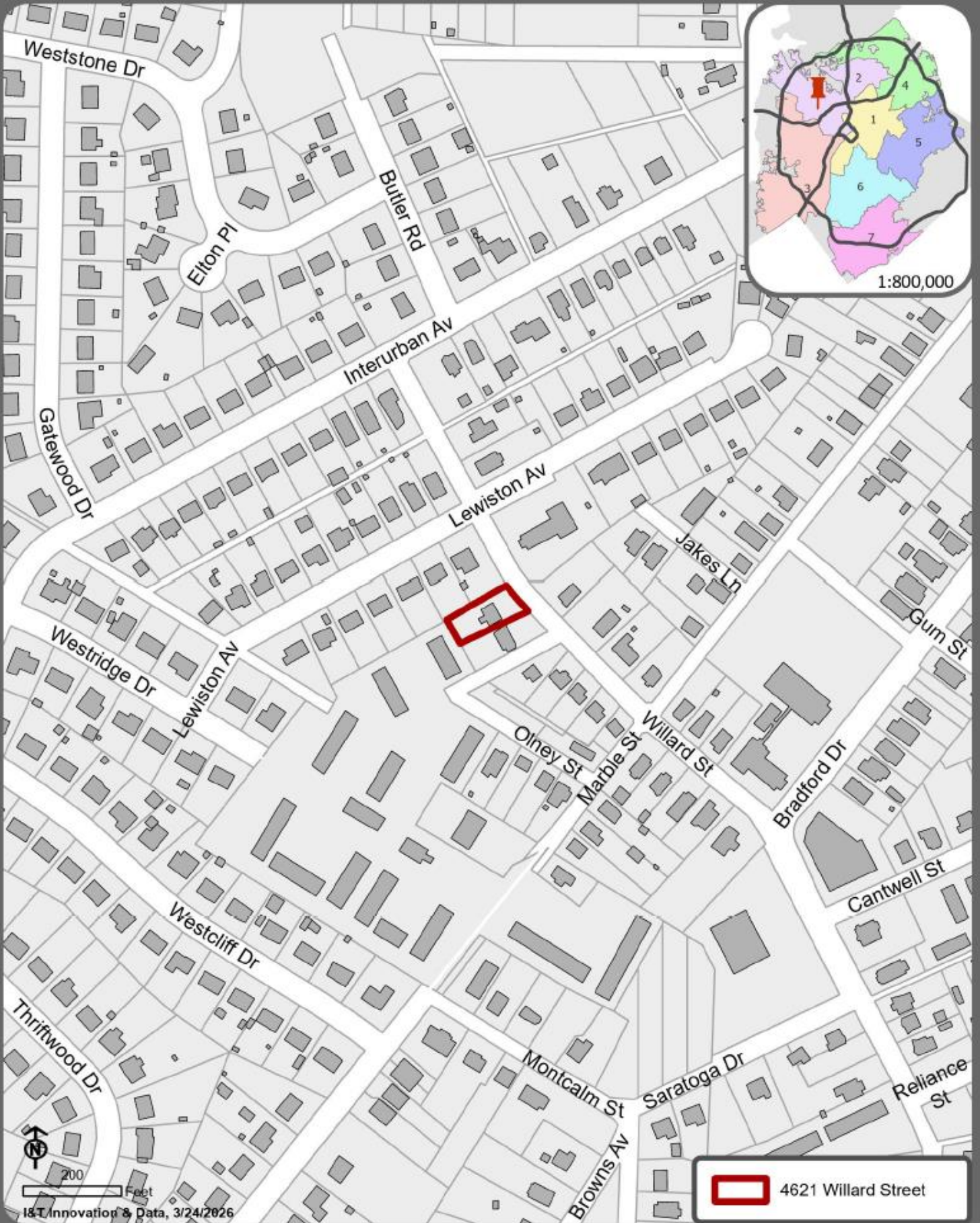


Interior



Roof rafters

4621 Willard Street



Reference – In Rem Process Following City Council Approval

The following overview is intended to provide further explanation for the process of In Rem actions that are approved by City Council.

- Following In Rem approval by City Council, Housing and Neighborhood Services Code Enforcement Staff initiate enforcement of the approved action.
- Quotes for contractor services are requested from pre-approved firms chosen through a Request for Proposals (RFP) based on qualifications, experience, cost and responsiveness to RFP requirements.
- Upon receiving quotes for the approved In Rem services, staff authorize the selected firm to proceed with the approved work. Note that if the structure is occupied, relocation of occupants occurs prior to demolition.
- Once the contractors have completed the In Rem services, they submit an invoice to the city and city processes the payment.
- A lien is placed on the property for the city's expenses related to the approved activities, and the lien is filed in the public records.