

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 10912 TRADEWINDS LANE PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF RUSSELL A. DAVIS 9614 ELIZABETH TOWNES LANE CHARLOTTE, NC 28277

WHEREAS, the dwelling located at 10912 Tradewinds Lane 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 10912 Tradewinds Lane 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

GENERAL INFORMATION	
Property Address	10912 Tradewinds Lane
Neighborhood	Neighborhood Profile Area 368
Council District	7
Owner(s)	Russell A. Davis
Owner(s) Address	9614 Elizabeth Townes Lane Charlotte, NC 28277
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Public Agency Referral (Charlotte-Mecklenburg Police)
◆ Date of the Inspection:	08/01/2022
◆ Received title search:	10/13/2022
◆ Owner and party in interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	08/04/2022 (owner) 11/22/2022 (party in interest)
◆ Held hearing for owner and party in interest by:	08/31/2022 (owner) 12/14/2022 (party in interest)
◆ Owner and party in interest attend hearing:	No
◆ Owner and party in interest ordered to demolish structure by:	09/30/2022 (owner) 01/13/2023 (party in interest)
◆ Filed Lis Pendens:	09/14/2022 02/16/2023
◆ Owner was granted two extensions extending the compliance date from 9/30/22 to 1/13/23.	
◆ Owner has not repaired or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$15,515
◆ Lien will be placed on the property for the cost of Demolition.	

NOTIFICATION TO OWNER

Owner and parties of interest have been advised that failure to comply with the Order to Demolish the structure would result in City Council being requested to approve demolition by the City and a lien being placed on the property for the cost of demolition.

OPTIONS

IN-REM REPAIR	REHAB TO CITY STANDARD	REPLACEMENT HOUSING	DEMOLITION
Estimated In-Rem Repair Cost: \$118,325	Acquisition & Rehabilitation Cost (Existing structure: 2,135 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$406,150	New Replacement Structure Cost (Structure: 2,135 sq. ft. total) Economic Life: 50 years Estimated cost-\$462,230	Estimated Demolition Cost \$15,515
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 91,900 - Land: \$ 80,000 Total Acquisition: \$ 171,900 Estimated Rehabilitation Cost: \$ 106,750 Outstanding Loans \$ 127,500 Property Taxes owed: \$ 0 Interest on Taxes owed: \$ 0 Total: \$ 234,250	Acquisition: Tax values: - Structure: \$ 91,900 - Land: \$ 80,000 Total Acquisition: \$ 171,900 New structure: \$ 147,315 Estimated demolition cost: \$ 15,515 Outstanding Loans: \$ 127,500 Property Taxes owed: \$ 0 Interest on Taxes owed: \$ 0 Total: \$ 290,330	

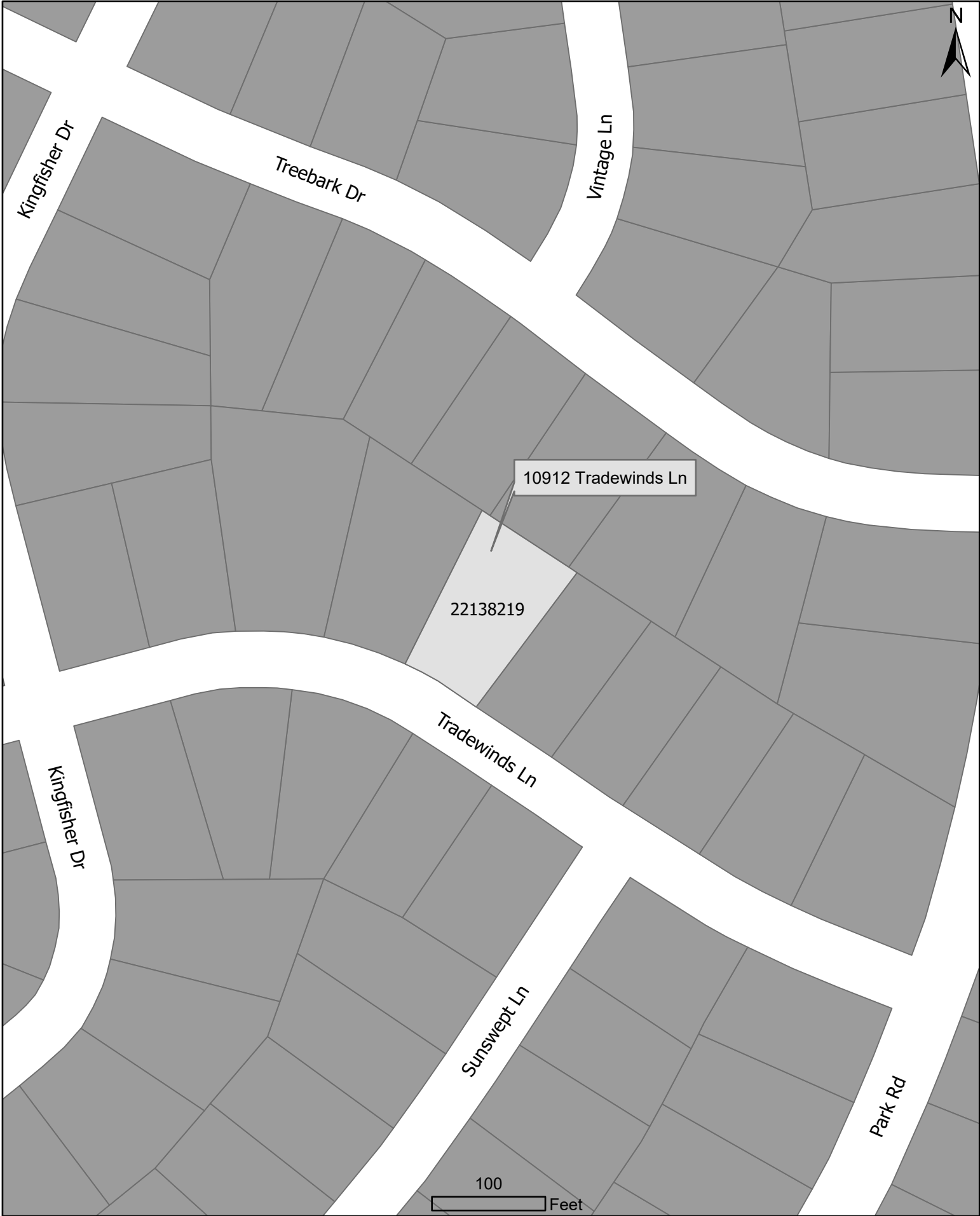
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$118,325 (\$55.42/sq. ft.), which is 128.75% of the structure tax value, which is \$91,900.

- City rehab costs analysis shows that rehabilitation is not feasible because the cost is prohibitive.
- New construction analysis shows that new construction is not feasible because the cost is prohibitive.
- Violations include: Structural, electrical, plumbing and heating violations. Interior walls and ceiling covering are moisture damaged and missing in areas. Damaged windows. Damaged floor covering throughout. Areas of exterior siding and trim decayed/loose/missing. Damaged insulation in attic. Damaged electrical fixtures and receptacles. Heating duct work is damaged and disconnected. Damaged plumbing fixtures. Chimney is leaning away from structure. Damaged roof covering, sheathing and rafters.
- The building is 44 years old and consists of 2,135 square feet total.
- A new 2,135 sq. ft. structure can be built for \$147,315.

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