

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 4704 WEST SUGAR CREEK ROAD 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 TPM PROPERTIES, LP 3816 MOORELAND FARMS ROAD CHARLOTTE, NC 28226

WHEREAS, the dwelling located at 4704 West Sugar Creek Road 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 4704 West Sugar Creek Road 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	4704 West Sugar Creek Road
Neighborhood	Neighborhood Profile Area 282
Council District	#2
Owner(s)	TPM Properties, LP
Owner(s) Address	3816 Mooreland Farms Road Charlotte, NC 28226
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Petition
◆ Date of the Inspection:	06/27/2019
◆ Owner notified of Complaint and Notice of Hearing by advertisement and certified mail by:	07/01/2019
◆ Held hearing for owner by:	07/31/2019
◆ Owner attend hearing:	No
◆ Received title search:	08/20/2019
◆ Filed Lis Pendens:	08/07/2019 08/27/2019
◆ Owner ordered to demolish structure by:	08/30/2019
◆ Owner issued Supplemental Order to Repair by:	10/12/2019
◆ Owner issued 2 nd Supplemental Order to Repair by:	11/28/2019
◆ Owner has not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$13,045
◆ 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: \$84,780	Acquisition & Rehabilitation Cost (Existing structure: 2,515 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$284,250	New Replacement Structure Cost (Structure: 2,515 sq. ft. total) Economic Life: 50 years Estimated cost-\$345,080	Estimated Demolition Cost \$13,045
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 115,300 - Carport \$ 1,400 - Land: <u>\$ 41,800</u> Total Acquisition: \$ 158,500 Estimated Rehabilitation Cost: \$ 125,750 Outstanding Loans \$ 0 Property Taxes owed: \$ 0 Interest on Taxes owed: <u>\$ 0</u> Total: \$ 125,750	Acquisition: Tax values: - Structure: \$ 115,300 - Well House: \$ 1,400 - Land: <u>\$ 41,800</u> Total Acquisition: \$ 158,500 New structure: \$ 173,535 Estimated demolition cost: \$ 13,045 Outstanding Loans: \$ 0 Property Taxes owed: \$ 0 Interest on Taxes owed: <u>\$ 0</u> Total: \$ 186,580	

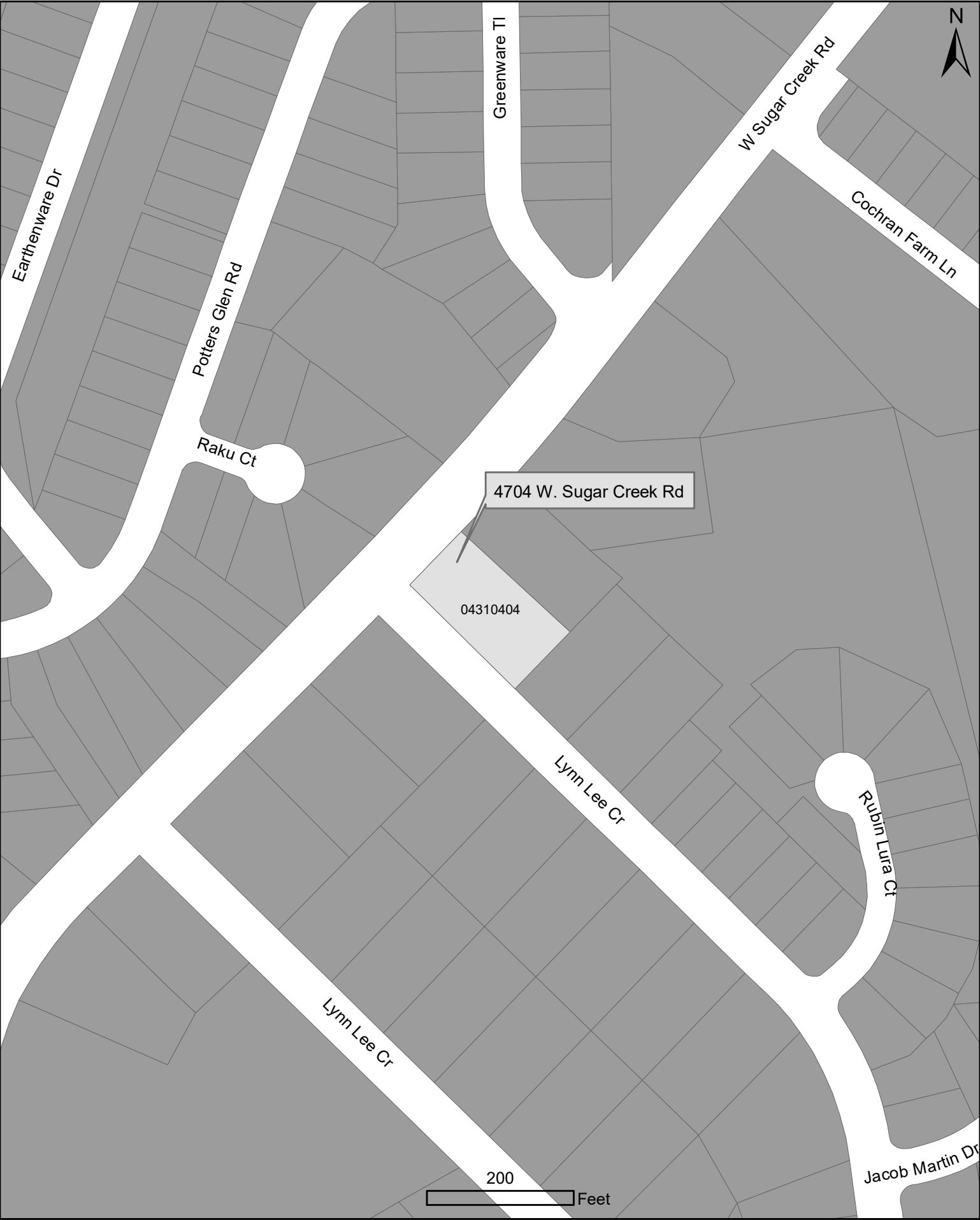
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$84,780 (\$33.70/sq. ft.), which is 73.52% of the structure tax value, which is \$115,300.

- 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, plumbing, electrical and heating violations. Ceiling and wall covering missing throughout. Missing windows. Missing attic insulation. Sections of wall, ceiling and roof framing missing. Missing plumbing fixtures. Heating ductwork damaged. Missing electrical fixtures and wiring. Exterior wall siding missing in areas. Accessory building not in safe substantial condition.
- The building is 61 years old and consists of 2,515 square feet total.
- A new 2,515 sq. ft. structure can be built for \$173,535.

4704 W. Sugar Creek Road



4704 West Sugar Creek Road

