

## ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 8335 OLD DOWD 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 CULP ROAD MATERIALS, LLC PO BOX 19761 CHARLOTTE, NC 28219

WHEREAS, the dwelling located at 8335 Old Dowd 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 8335 Old Dowd 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:

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Senior Assistant City Attorney

GENERAL INFORMATION	
Property Address	8335 Old Dowd Road
Neighborhood	Neighborhood Profile Area 83
Council District	Mecklenburg County / Unincorporated
Owner(s)	Culp Road Materials, LLC
Owner(s) Address	PO Box 19761 Charlotte, NC 28219
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	12/18/2019
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	01/14/2020
◆ Held hearing for owner(s) by:	02/10/2020
◆ Owner(s) attend hearing:	Yes
◆ Owner(s) ordered to demolish structure by:	02/19/2020
◆ Filed Lis Pendens:	06/03/2020
◆ Received title search:	08/06/2020
◆ Owner(s) issued Supplemental Order(s) to repair structure by:	04/17/2020 05/25/2020 06/29/2020
◆ Owner(s) have not repaired or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$6,088
◆ 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: \$32,925	Acquisition & Rehabilitation Cost (Existing structure: 948 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$203,284	New Replacement Structure Cost (Structure: 1,000 sq. ft. total) Economic Life: 50 years Estimated cost-\$230,972	Estimated Demolition Cost \$6,088
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 800 - Land: <u>\$ 153,700</u> Total Acquisition: \$ 154,500  Estimated Rehabilitation Cost: Cost: \$ 47,400 Outstanding Loans \$ 0 Property Taxes owed: \$ 1,384 Interest on Taxes owed: <u>\$ 0</u> Total: \$ 48,784	Acquisition: Tax values - Structure: \$ 800 - Land: <u>\$ 153,700</u> Total Acquisition: \$ 154,500  New structure: \$ 69,000 Estimated demolition cost: \$ 6,088 Outstanding Loans: \$ 0 Property Taxes owed: \$ 1,384 Interest on Taxes owed: <u>\$ 0</u> Total: \$ 76,472	

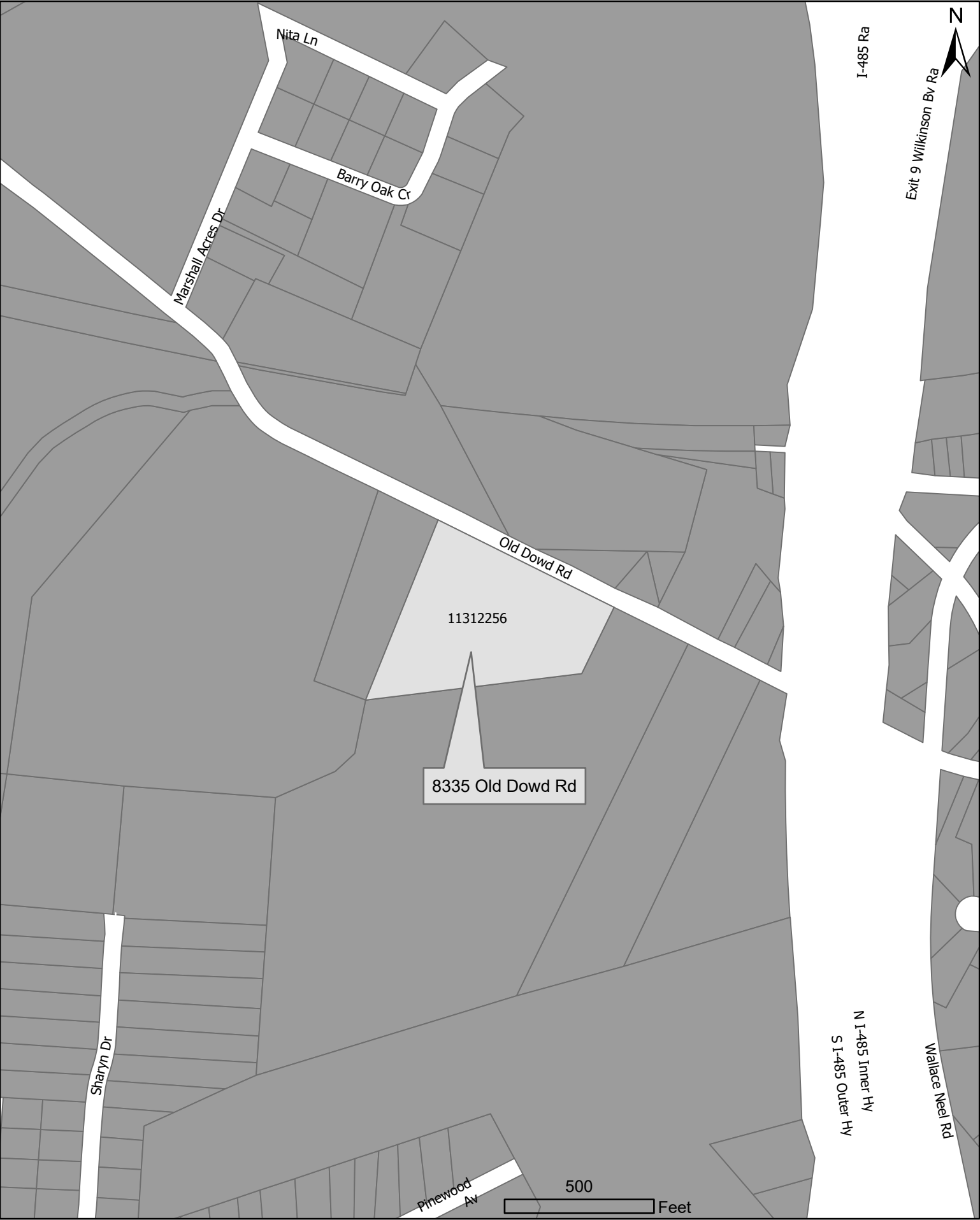
## RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$32,925 (\$34.73/sq. ft.), which is 4,115% of the structure tax value, which is \$800.

- 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. Missing and damaged wall, floor and ceiling covering throughout. Missing and damaged exterior siding. Missing attic insulation. Electrical fixtures damaged. No potable water supply. Missing heating equipment. Water heater not operational. Roof sheathing decayed. Damaged entry doors.
- The building is 67 years old and consists of 948 square feet total.
- A new 1,000 sq. ft. structure can be built for \$69,000.

# 8335 Old Dowd Road





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