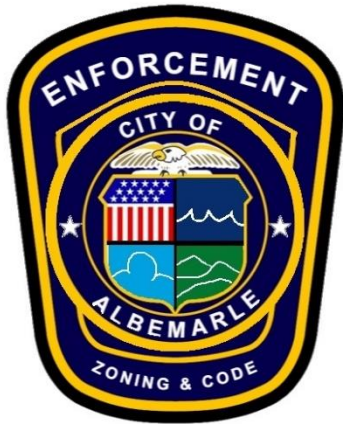




# ALBEMARLE

NORTH CAROLINA

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## Demolition Orders

City Council Special Session

June 21, 2022



# Procedure

- Complaint
- Courtesy Notice (optional)
- Notice of Violation
- Hearing with Code Enforcement Officer
- Findings of Fact and Order
- Re-inspection for Compliance
- Referral to Council for Demolition for Non-compliant Properties



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# 1602 W Main Street



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# Case Activity Summary

1602 W Main Street

**Factual:** Building has been neglected for many years. The condition of this building continues to deteriorate. The roof is apparently failing. The building has been overtaken by vegetation and has been open to the elements for some time. Several attempts to contact property owners have failed.

**Notice of Violation:** February 22, 2022

**Hearing with Code Enforcement Officer:** February 28, 2022

**Findings of Fact and Order:** March 1, 2022

**Re-inspection for Compliance:** May 27, 2022

**Referral to Council for Demolition Ordinance:** June 21, 2022



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# Additional Photos

1602 W Main Street



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# Additional Photos

1602 W Main Street



**Interior photo:**

Large section of ceiling has collapsed due to water damage.

June 14, 2022



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# Additional Photos

1602 W Main Street



## Interior photo:

Doors are covered in mold, insulation is saturated and has fallen to the floors in sections. Flooring is “Spongey” when stepped on.

June 14, 2022



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# Additional Photos

1602 W Main Street



## Interior photo:

Ceilings are severely water damaged. Beams seem to be pushing inward.

June 14, 2022



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# Additional Photos

1602 W Main Street



## Interior photo:

Sections of walls appear discolored apparently due to significant water damage.

June 14, 2022



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# Action Requested

Approval of Ordinance 22-42

- Demolition of 1602 W Main Street, Albemarle, NC 28001
- Attachment of administrative fees, fines, and demolition expenses as liens on the property if left unpaid.

Demolition Timeline: July 2022 – November 2022

NOTE: Updated Date for 1510 W Main Street (Ordinance 18-11) originally signed on April 16, 2018.



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# 700 S Fifth Street



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# Case Activity Summary

700 S Fifth Street

**Factual:** Building has been neglected for many years. The condition of this building continues to deteriorate. Doors and windows are missing, allowing the inside of the building to be exposed to the elements for some time. The roof flashing and soffits are water damaged. There are sections of the roof that have holes and separation of sheathing causing water and other elements to enter the building.

**Notice of Violation:** February 23, 2022

**Hearing with Code Enforcement Officer:** February 28, 2022

**Findings of Fact and Order:** March 4, 2022

**Re-inspection for Compliance:** May 27, 2022

**Referral to Council for Demolition Ordinance:** June 21, 2022



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# Additional Photos

## 700 S Fifth Street



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# Additional Photos

700 S Fifth Street



## Interior photo:

Ceiling is bowing due to water damage in several places. A section of this ceiling has already collapsed. All insulation is wet and moldy.

June 14, 2022



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# Additional Photos

700 S Fifth Street



## Interior photo:

Another section of the ceiling has collapsed. All insulation is wet and moldy.

June 14, 2022



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# Additional Photos

700 S Fifth Street



**Interior photo:**

Sheathing is rotted and separating from frame.

June 14, 2022



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# Additional Photos

## 700 S Fifth Street



### Exterior photo:

Soffits are completely gone in sections, allowing for the continuation of water to enter the inside of the building.

June 14, 2022



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# Additional Photos

700 S Fifth Street



## Exterior photo:

Crawl space and foundation has collapsed into itself leaving unsupported sections of the interior flooring.

June 14, 2022



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# Action Requested

Approval of Ordinance 22-43

- Demolition of 700 S Fifth Street, Albemarle, NC 28001
- Attachment of administrative fees, fines, and demolition expenses as liens on the property if left unpaid.

Demolition Timeline: July 2022 – November 2022



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# 443 Colston Street



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# Case Activity Summary

443 Colston Street

**Factual:** Building has collapsed inside of itself. We were working with property owner to have building demolished but property owners do not live in North Carolina and do not have the ability to hire someone to take the building down.

**Notice of Violation:** February 23, 2022

**Hearing with Code Enforcement Officer:** February 28, 2022

**Findings of Fact and Order:** February 28, 2022

**Re-inspection for Compliance:** May 27, 2022

**Referral to Council for Demolition Ordinance:** June 21, 2022



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# Additional Photos

443 Colston Street



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# Action Requested

Approval of Ordinance 22-44

- Demolition of 443 Colston Street, Albemarle, NC 28001
- Attachment of administrative fees, fines, and demolition expenses as liens on the property if left unpaid.

Demolition Timeline: July 2022 – November 2022



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# 661 Colston Street



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# Case Activity Summary

## 661 Colston Street

**Factual:** Building has severe roof damage & rot. The windows are missing several sections of glass that are allowing for the elements to enter the building. There is foliage growing from the sheathing indicating water damage in many sections.

**Notice of Violation:** February 25, 2022

**Hearing with Code Enforcement Officer:** February 28, 2022

**Findings of Fact and Order:** March 4, 2022

**Re-inspection for Compliance:** May 27, 2022

**Referral to Council for Demolition Ordinance:** June 21, 2022



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# Additional Photos

## 661 Colston Street



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# Action Requested

Approval of Ordinance 22-45

- Demolition of 661 Colston Street, Albemarle, NC 28001
- Attachment of administrative fees, fines, and demolition expenses as liens on the property if left unpaid.

Demolition Timeline: July 2022 – November 2022



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# 622 Lee Street



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# Case Activity Summary

## 622 Lee Street

**Factual:** Building has been over taken by growth. There is a large section of the roof that has collapsed inside the building. This building has been neglected for a long time and continues to deteriorate.

**Notice of Violation:** February 24, 2022

**Hearing with Code Enforcement Officer:** February 28, 2022

**Findings of Fact and Order:** March 4, 2022

**Re-inspection for Compliance:** May 27, 2022

**Referral to Council for Demolition Ordinance:** June 21, 2022



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# Additional Photo

622 Lee Street



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# Action Requested

Approval of Ordinance 22-46

- Demolition of 622 Lee Street, Albemarle, NC 28001
- Attachment of administrative fees, fines, and demolition expenses as liens on the property if left unpaid.

Demolition Timeline: July 2022 – November 2022



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# 2403 Badin Road



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# Case Activity Summary

2403 Badin Road

**Factual:** Building has been neglected for many years. The city has made several attempts to bring property into compliance with non-residential code requirements but have not been able to get the property owner to fix the issues. Despite several communications with the property owner, nothing has been done to bring this property into compliance. The property owner has stated he wants to have these structures removed.

**Notice of Violation:** March 7, 2022

**Hearing with Code Enforcement Officer:** March 23, 2022

**Findings of Fact and Order:** March 23, 2022

**Re-inspection for Compliance:** May 27, 2022

**Referral to Council for Demolition Ordinance:** June 21, 2022



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# Additional Photo

## 2403 Badin Road



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# Action Requested

Approval of Ordinance 22-47

- Demolition of 2403 Badin Road, Albemarle, NC 28001
- Attachment of administrative fees, fines, and demolition expenses as liens on the property if left unpaid.

Demolition Timeline: July 2022 – November 2022



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# In Progress/Resolved Properties

- 1136 Old Parker Road - Property has obtained permits to fix issues.
- 1428 Hickory Avenue - Property has been cleaned up.
- 1025 MLK Jr. Drive - Property has contractor to fix issues.
- 224 Leonard Avenue - Old building demolished, New building being constructed.
- 223 South Morrow Avenue - Property owner has fixed issues.
- 637 NC 24/27 – Property has removed Zoning & Code violations.
- 303 Pee Dee Avenue – Property owner actively working to fix & clean up building.
- 122/124/126 S First Street - Property owner working with HRC to fix windows.
- 215 South Broome – Building has been demolished.
- 823 Hill Street – Property owner has resolved squatting issue.
- 230 West North Street – Property owner obtaining permits to fix issues.
- 914 Lowder Street - Property owner actively working to fix & clean up building and property.



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# Potential Upcoming Demolition Ordinances

- 901 Concord Rd.
- 522 E Main St.
- 1213 E Main St.
- 740 N Second St.
- 1041 Gibson St.
- 1138 Gibson St.
- 531 Arey Ave.
- 118 Cleveland St.
- 1612 Salisbury Ave.



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# Upcoming Priorities

- Code Enforcement has been prioritizing junkyard properties concentrated along the Highway 52 Corridor.



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## Questions?

