

ORDINANCE NUMBER: 9139

AMENDING CHAPTER 6

**AN ORDINANCE AMENDING CHAPTER 6 OF THE CHARLOTTE CITY CODE
ENTITLED "BUSINESSES AND TRADE"**

WHEREAS, the hospitality industry is an important part of the retail and business economy of Charlotte; and

WHEREAS, restaurants, bars, clubs, and a variety of other establishments sell alcoholic beverages for on and off premises consumption within the City of Charlotte; and

WHEREAS, Session Law 2017-87 permits cities to adopt an ordinance allowing for the sale of certain alcoholic beverages on Sunday beginning at 10:00 A.M..

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that:

Section 1. Chapter 6 of the City Code is amended by adding a new Article XIII to read:

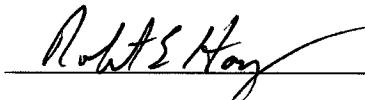
"Article XIII. Miscellaneous.

Sec. 6-591. Sunday Sales.

In accordance with N.C. Gen. Stat. §§ 18B-1004, 160A-205.3, and other applicable law, it shall be lawful on any licensed premises located in the corporate limits of the City of Charlotte to sell malt beverages, unfortified wine, fortified wine, and mixed beverages beginning at 10:00 A.M. on Sunday pursuant to the licensed premises' permit issued under N.C. Gen. Stat. § 18B-1001."

Section 2. This ordinance is effective upon adoption.

Approved as to form



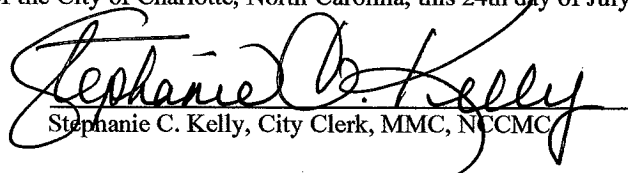
City Attorney



CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 24th day of July, 2017, the reference having been made in Minute Book 143 and recorded in full in Ordinance Book 60, Page 762.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 24th day of July, 2017.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

July 24, 2017

Ordinance Book 60, Page 763

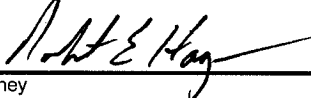
ORDINANCE NO. 9140-X O-2

AN ORDINANCE TO AMEND ORDINANCE NUMBER 9104-X, THE 2017-2018 BUDGET ORDINANCE PROVIDING AN APPROPRIATION OF \$1,169,723 FROM THE AVIATION DISCRETIONARY FUND FOR AIRPORT COMMUNICATION ROOM FIBER INSTALLATION

BE IT ORDAINED, by the City Council of the City of Charlotte;

- Section 1. That the sum of \$1,169,723 is available from the Aviation Discretionary Fund for the contract with Universal Phone Systems, Inc.
- Section 2. That the sum of \$1,169,723 is hereby appropriated from the Aviation Discretionary Fund to the Aviation Community Investment Plan Fund to the following project(s):
- | | |
|---------|------------|
| Fund | 6064 |
| Project | 4020901753 |
| Source | 6000 |
| Type | 60006001 |
| Year | 0000 |
- Section 3. That the existence of this project may extend beyond the end of the fiscal year. Therefore, this ordinance will remain in effect for the duration of the project and funds are to be carried forward to subsequent fiscal years until all funds are expended or the project is officially closed.
- Section 4. All ordinances in conflict with this ordinance are hereby repealed.
- Section 5. This ordinance shall be effective upon adoption.

Approved as to form:



City Attorney

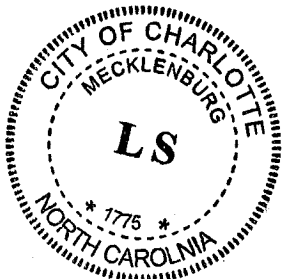
CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 24th day of July, 2017, the reference having been made in Minute Book 143 and recorded in full in Ordinance Book 60, Page 763.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 24th day of July, 2017.



Stephanie C. Kelly, City Clerk, MMC, NCCMC



July 24, 2017

Ordinance Book 60, Page 764

ORDINANCE NO. 9141-X O-3

AN ORDINANCE TO AMEND ORDINANCE NUMBER 9104-X, THE 2017-2018 BUDGET ORDINANCE PROVIDING AN APPROPRIATION OF \$229,240 FROM THE AVIATION DISCRETIONARY FUND FOR ADDITIONAL DESIGN SERVICES FOR THE CONCOURSE E BAGGAGE TRANSFER STATION

BE IT ORDAINED, by the City Council of the City of Charlotte;

Section 1. That the sum of \$229,240 is available from the Aviation Discretionary Fund for the contract with RS&H Architects Engineers Planners, Inc. for additional design services.

Section 2. That the sum of \$229,240 is hereby appropriated from the Discretionary Fund to the Aviation Community Investment Plan Fund to the following project(s):

Fund	6064
Project	4020901530
Source	6000
Type	60006001
Year	0000


Funding to be replaced by future passenger facility charge funds

Section 3. That the existence of this project may extend beyond the end of the fiscal year. Therefore, this ordinance will remain in effect for the duration of the project and funds are to be carried forward to subsequent fiscal years until all funds are expended or the project is officially closed.

Section 4. All ordinances in conflict with this ordinance are hereby repealed.

Section 5. This ordinance shall be effective upon adoption.

Approved as to form:




City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 24th day of July, 2017, the reference having been made in Minute Book 143 and recorded in full in Ordinance Book 60, Page 764.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 24th day of July, 2017.


Stephanie C. Kelly, City Clerk, MMC, NCCMC



July 24, 2017

Ordinance Book 60, Page 765

ORDINANCE NO. 9142-X O-4

AN ORDINANCE TO AMEND ORDINANCE NUMBER 9104-X, THE 2017-2018 BUDGET ORDINANCE PROVIDING AN APPROPRIATION OF \$1,000,000 IN GRANT PROCEEDS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF AVIATION FOR THE RUNWAY 18L REHABILITATION PROJECT

BE IT ORDAINED, by the City Council of the City of Charlotte;

- Section 1. That the sum of \$1,000,000 is available from grant proceeds from the North Carolina Department of Transportation Division of Aviation.
- Section 2. That the sum of \$1,000,000 is hereby appropriated from the NC Department of Transportation to the Aviation Community Investment Plan Fund to the following project(s):
- | | |
|---------|------------|
| Fund | 6064 |
| Project | 4020901510 |
| Source | 6000 |
| Type | 60006001 |
| Year | 0000 |
- These grant funds will replace Aviation Discretionary Funds used for this project.
- Section 3. That the existence of this project may extend beyond the end of the fiscal year. Therefore, this ordinance will remain in effect for the duration of the project and funds are to be carried forward to subsequent fiscal years until all funds are expended or the project is officially closed.
- Section 4. All ordinances in conflict with this ordinance are hereby repealed.
- Section 5. This ordinance shall be effective upon adoption.

Approved as to form:




City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 24th day of July, 2017, the reference having been made in Minute Book 143 and recorded in full in Ordinance Book 60, Page 765.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 24th day of July, 2017.



Stephanie C. Kelly, City Clerk, MMC, NCCMC



July 24, 2017

Ordinance Book 60, Page 766

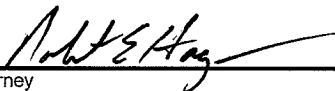
ORDINANCE NO. 9143-X O-5

AN ORDINANCE TO AMEND ORDINANCE NUMBER 9104-X, THE 2017-2018 BUDGET ORDINANCE PROVIDING AN APPROPRIATION OF \$2,809,400 FROM THE AVIATION EXCLUDED DISCRETIONARY FUND FOR THE AMERICAN AIRLINES LINE MAINTENANCE HANGAR EXPANSION PROJECT

BE IT ORDAINED, by the City Council of the City of Charlotte;

- Section 1. That the sum of \$2,809,400 is available from the Aviation Excluded Discretionary Fund for the contract with Messer Construction Company
- Section 2. That the sum of \$2,809,400 is hereby appropriated from the Excluded Discretionary Fund to the Aviation Community Investment Plan Fund to the following project(s):
- | | |
|---------|------------|
| Fund | 6064 |
| Project | 4020901579 |
| Source | 6000 |
| Type | 60006001 |
| Year | 0000 |
- Section 3. That the existence of this project may extend beyond the end of the fiscal year. Therefore, this ordinance will remain in effect for the duration of the project and funds are to be carried forward to subsequent fiscal years until all funds are expended or the project is officially closed.
- Section 4. All ordinances in conflict with this ordinance are hereby repealed.
- Section 5. This ordinance shall be effective upon adoption.

Approved as to form:

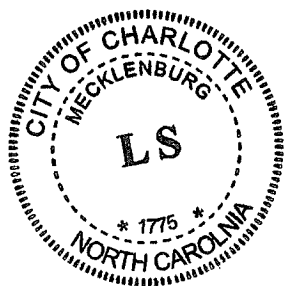


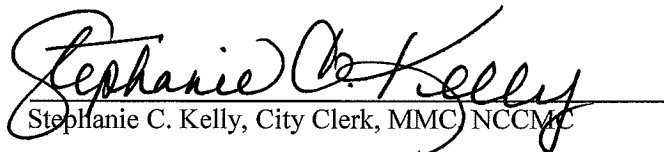
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 24th day of July, 2017, the reference having been made in Minute Book 143 and recorded in full in Ordinance Book 60, Page 766.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 24th day of July, 2017.




Stephanie C. Kelly, City Clerk, MMC NCCMC

ORDINANCE NO. 9144-X O-6

AN ORDINANCE TO AMEND ORDINANCE NUMBER 9104-X, THE 2017-2018 BUDGET ORDINANCE PROVIDING AN APPROPRIATION OF \$665,000 FROM THE AVIATION DISCRETIONARY FUND FOR REAL ESTATE APPRAISAL SERVICES

BE IT ORDAINED, by the City Council of the City of Charlotte;

Section 1. That the sum of \$665,000 is available from the Aviation Discretionary Fund for the contracts with:
1 Paul E. Finnen and Associates
2 JC Morgan Co.
3 John J. Locke
4 T.B. Harris Jr. & Associates

Section 2. That the sum of \$665,000 is hereby appropriated from the Aviation Discretionary Fund to the Aviation Community Investment Plan Fund to the following project(s):

Fund	6064	Fund	6064	Fund	6064
Project	4020902979	Project	4020901543	Project	4020901813
Amount	\$173,300	Amount	\$383,300	Amount	\$108,400
Source	6000	Source	6000	Source	6000
Type	60006001	Type	60006001	Type	60006001
Year	0000	Year	0000	Year	0000

Funding to be replaced by future grant proceeds, general airport revenue bonds, or passenger facility charge funds

Section 3. That the existence of this project may extend beyond the end of the fiscal year. Therefore, this ordinance will remain in effect for the duration of the project and funds are to be carried forward to subsequent fiscal years until all funds are expended or the project is officially closed.

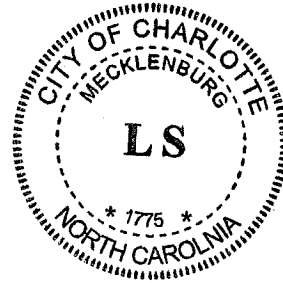
Section 4. All ordinances in conflict with this ordinance are hereby repealed.

Section 5. This ordinance shall be effective upon adoption.

Approved as to form:



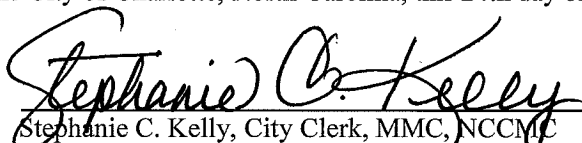
City Attorney



CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 24th day of July, 2017, the reference having been made in Minute Book 143 and recorded in full in Ordinance Book 60, Page 767.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 24th day of July, 2017.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

July 24, 2017

Ordinance Book 60, Page 768

Ordinance No. 9145-X

ORDINANCE

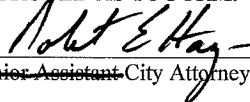
AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 9836 ALBEMARLE ROAD (20170003986) PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF SUSAN MARTHA CUNNINGHAM BRAZZELL 1005 WEST TRADE STREET UNIT 3210 CHARLOTTE, NC 28202

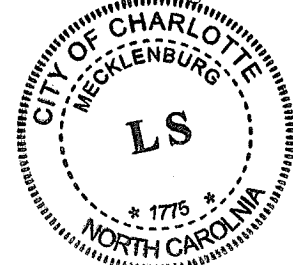
WHEREAS, the dwelling located at 9836 Albemarle Road (20170003986) in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling; 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 9836 Albemarle Road (20170003986) 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:

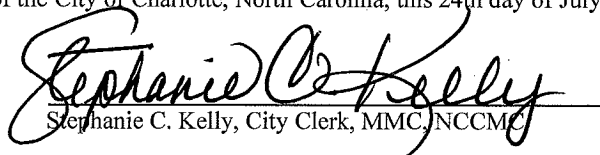

Senior Assistant City Attorney



CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 24th day of July, 2017, the reference having been made in Minute Book 143 and recorded in full in Ordinance Book 60, Page 768-772.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 24th day of July, 2017.


Stephanie C. Kelly, City Clerk, MMC, NCCMC

July 24, 2017

Ordinance Book 60, Page 769

Ordinance No. 9145-X

GENERAL INFORMATION	
Property Address	9836 Albemarle Road (20170003986) Mobile Home
Neighborhood	Neighborhood Profile Area 220
Council District	#5
Owner(s)	Susan Martha Cunningham Brazzell
Owner(s) Address	1005 West Trade Street Unit 3210 Charlotte, NC 28202
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	02/17/2017
◆ Owner and Party in Interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	03/03/2017 03/21/2017
◆ Title report received:	03/10/2017
◆ Held hearing for Owner and Party in Interest by:	03/16/2017 04/05/2017
◆ Owner and Party in Interest attend hearing:	Yes-owner
◆ Filed Lis Pendens:	04/11/2017
◆ Owner and Party in Interest ordered to demolish structure by:	04/06/2017 04/26/2017
◆ Owner has not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Demolition cost:	\$4,500
◆ Lien will be placed on the property for the cost of Demolition.	

July 24, 2017

Ordinance Book 60, Page 770

Ordinance No. 9145-X

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: \$17,860	Acquisition & Rehabilitation Cost	New Replacement Structure Cost	Demolition Cost \$4,500
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition and rehabilitation are not applicable, because this is a manufactured home.	Replacement housing is not applicable, because this is a manufactured home.	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- Estimated In-Rem Repair cost of: \$17,860 which is 1,488% of the structure tax value, which is \$1,200.
- City rehab costs analysis is not applicable.
- New construction analysis is not applicable.
- Violations include: Structural, Heating and Plumbing violations: Roof covering damaged/loose. Leaning piers. Missing multiple windows. Missing entry door. No heat source. Missing exterior wall covering. Missing water heater.
- The age of the manufactured home is unknown.

9836 Albemarle Road

July 24, 2017

Ordinance Book 60, Page 771, Ordinance No. 9145-X

Parkton Rd

N

Albemarle Rd

9836 Albemarle Rd

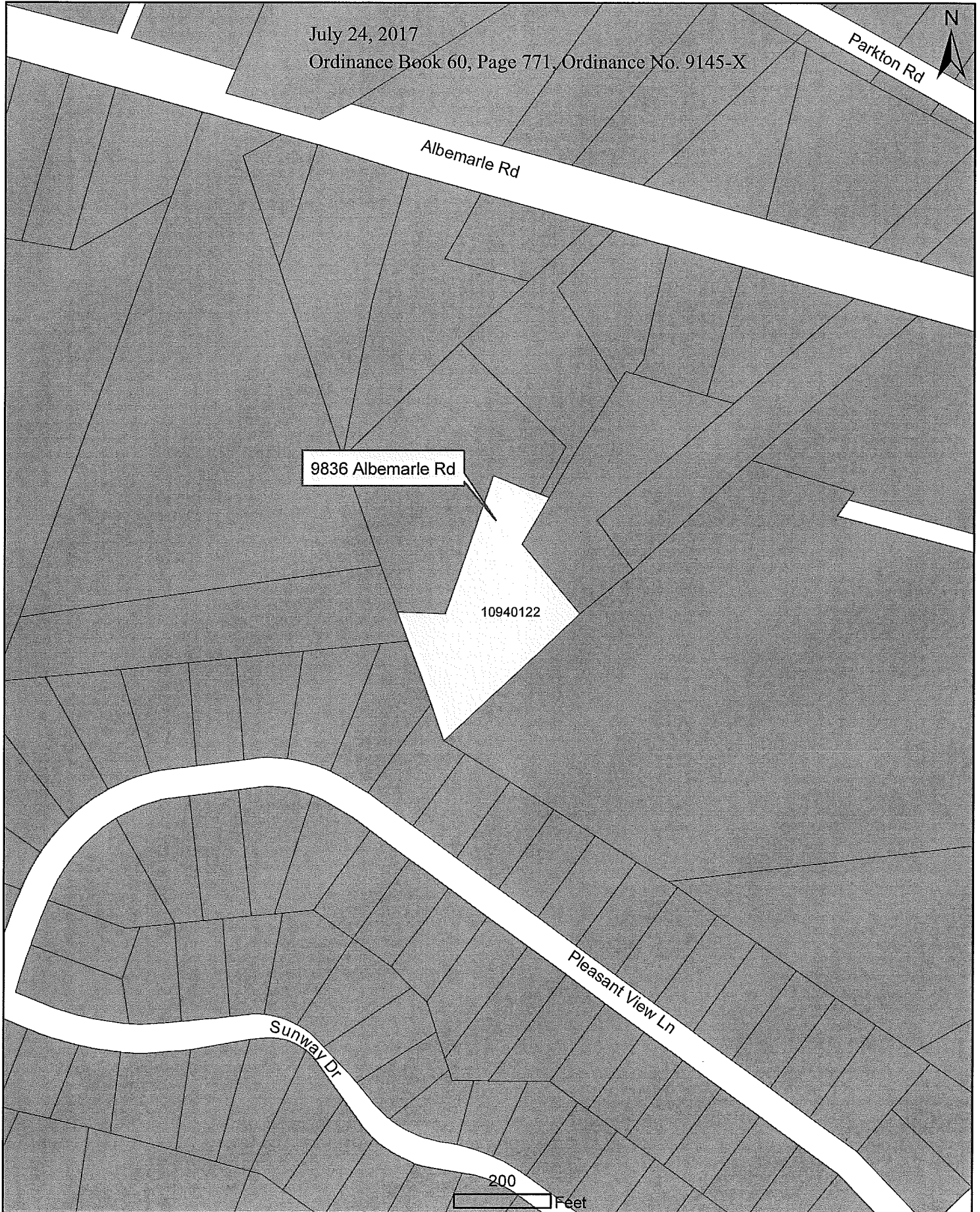
10940122

Pleasant View Ln

Sunway Dr

200

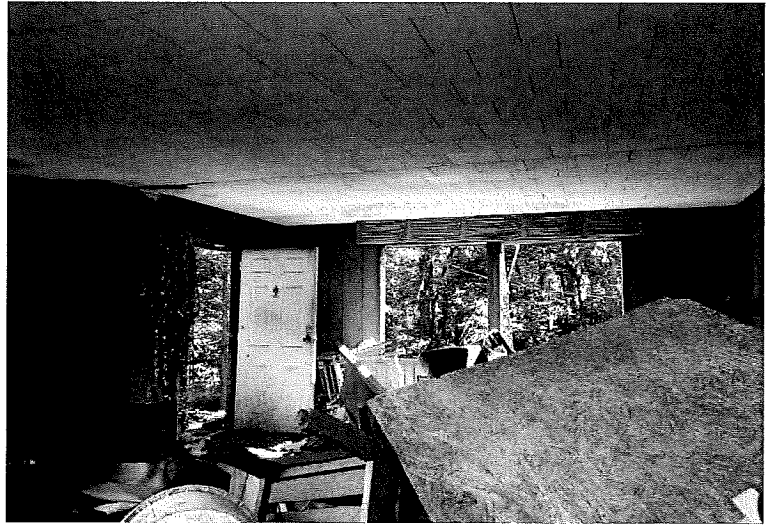
Feet



9836 Albemarle Road (20170003986)

July 24, 2017, Ordinance Book 60, Page 772

Ordinance No. 9145-X



July 24, 2017
Ordinance Book 60, Page 773
Ordinance No. 9146-X

ORDINANCE

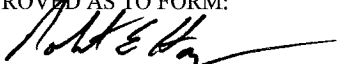
AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 9836 ALBEMARLE ROAD (20170005575) PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF SUSAN MARTHA CUNNINGHAM BRAZZELL 1005 WEST TRADE STREET UNIT 3210 CHARLOTTE, NC 28202

WHEREAS, the dwelling located at 9836 Albemarle Road (20170005575) 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 9836 Albemarle Road (20170005575) 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

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 24th day of July, 2017, the reference having been made in Minute Book 143 and recorded in full in Ordinance Book 60, Page 773-777.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 24th day of July, 2017.




Stephanie C. Kelly, City Clerk, MMC, NCCMC

July 24, 2017

Ordinance Book 60, Page 774

Ordinance No. 9146-X

GENERAL INFORMATION	
Property Address	9836 Albemarle Road (20170005575) Mobile Home
Neighborhood	Neighborhood Profile Area 220
Council District	#5
Owner(s)	Susan Martha Cunningham Brazzell
Owner(s) Address	1005 West Trade Street Unit 3210 Charlotte, NC 28202
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	02/17/2017
◆ Owner and Party in Interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	03/03/2017 03/21/2017
◆ Title report received:	03/10/2017
◆ Held hearing for Owner and Party in Interest by:	03/16/2017 04/05/2017
◆ Owner and Party in Interest attend hearing:	Yes-owner
◆ Filed Lis Pendens:	04/11/2017
◆ Owner and Party in Interest ordered to demolish structure by:	04/6/2017 04/26/2017
◆ Owner has not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Demolition cost:	\$4,500
◆ Lien will be placed on the property for the cost of Demolition.	

July 24, 2017

Ordinance Book 60, Page 775

Ordinance No. 9146-X

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: \$18,050	Acquisition & Rehabilitation Cost	New Replacement Structure Cost	Demolition Cost \$4,500
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition and rehabilitation are not applicable, because this is a manufactured home.	Replacement housing is not applicable, because this is a manufactured home.	

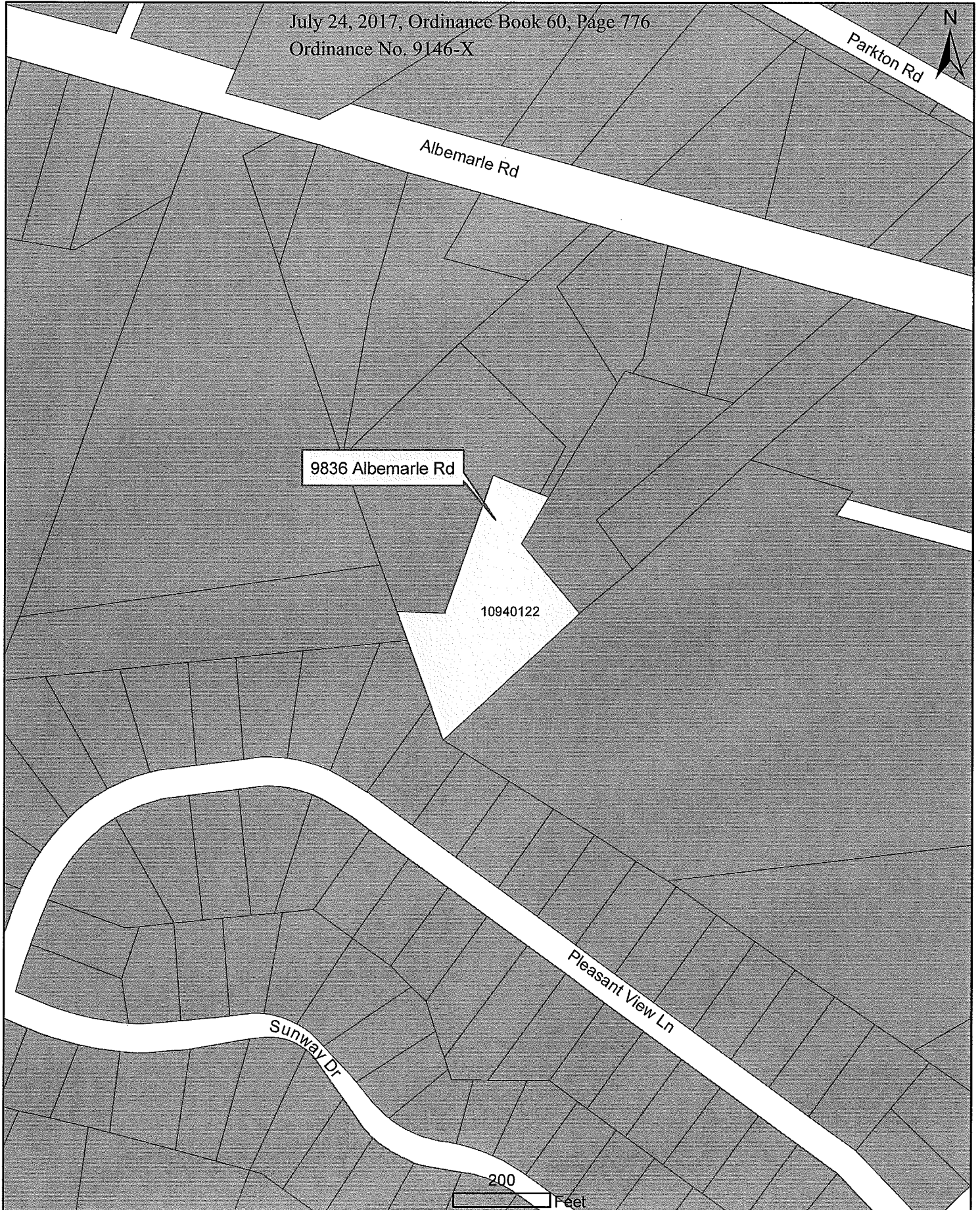
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- Estimated In-Rem Repair cost of: \$18,050 which is 1,504% of the structure tax value, which is \$1,200.
- City rehab costs analysis is not applicable.
- New construction analysis is not applicable.
- Violations include: Structural and Heating violations: Roof and walls are not structurally sound. Entry doors are damaged. No heat source. Missing exterior wall covering. Partial roof collapse.
- The age of the manufactured home is unknown.

9836 Albemarle Road

July 24, 2017, Ordinance Book 60, Page 776
Ordinance No. 9146-X



9836 Albemarle Road (20170005575)

July 24, 2017, Ordinance Book 60, Page 777, Ordinance No. 9146-X



ORDINANCE

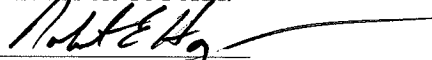
AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 522 WEST TODD LANE PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF CHARLES EDWARD MOORE, ROBERT LEE MOORE, DELORES MOORE STEVENSON, CALVIN MOORE, JOANNE MOORE ALSTON AND THERESA MOORE 4903 ENDOLWOOD DRIVE APT.D CHARLOTTE, NC 28215

WHEREAS, the dwelling located at 522 West Todd 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 522 West Todd 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

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 24th day of July, 2017, the reference having been made in Minute Book 143 and recorded in full in Ordinance Book 60, Page 778-782.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 24th day of July, 2017.




Stephanie C. Kelly, City Clerk, MMO, NCCMC

July 24, 2017

Ordinance Book 60, Page 779

Ordinance No. 9147-X

GENERAL INFORMATION	
Property Address	522 West Todd Lane
Neighborhood	Neighborhood Profile Area 190
Council District	#2
Owner(s)	Charles Edward Moore, Robert Lee Moore, Delores Moore Stevenson, Calvin Moore, Joanne Moore Alston, Theresa Moore
Owner(s) Address	4903 Endolwood Drive Apt.D Charlotte, NC 28215
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Petition
◆ Date of the Inspection:	04/03/2014
◆ Received title search revealing heirs to property:	12/18/2014
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	12/02/2014; 10/02/2015; 02/19/2016; 11/30/2016
◆ Held hearing for owner(s) by:	12/19/2014; 10/14/2015; 03/04/2016; 12/20/2016
◆ Owner(s) attend hearing:	Yes
◆ Owner(s) ordered to demolish structure by:	01/29/2015; 11/02/2015 03/28/2016; 01/11/2017
◆ Filed Lis Pendens:	09/09/2014; 12/05/2014; 05/24/2016; 12/21/2016; 02/16/2017
◆ Title Search updated revealing no changes:	03/21/2017
◆ Owner has not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$5,200
◆ Lien will be placed on the property for the cost of Demolition.	

July 24, 2017

Ordinance Book 60, Page 780

Ordinance No. 9147-X

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: \$29,300	Acquisition & Rehabilitation Cost (Existing structure: 846 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$63,251	New Replacement Structure Cost (Structure: 1,000 sq. ft. total) Economic Life: 50 years Estimated cost-\$95,151	Estimated Demolition Cost \$5,200
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 9,600 - Storage: \$ 500 - Land: \$ 10,200 Total Acquisition: \$ 20,300 Estimated Rehabilitation Cost: \$ 42,300 Outstanding Loans \$ 0 Property Taxes owed: \$ 564 Interest on Taxes owed: \$ 87 Total: \$ 42,951	Acquisition: Tax values: - Structure: \$ 9,600 - Storage: \$ 500 - Land: \$ 10,200 Total Acquisition: \$ 20,300 New structure: \$ 69,000 Estimated demolition cost: \$ 5,200 Outstanding Loans: \$ 0 Property Taxes owed: \$ 564 Interest on Taxes owed: \$ 87 Total: \$ 74,851	

RECOMMENDATION FOR DEMOLITION

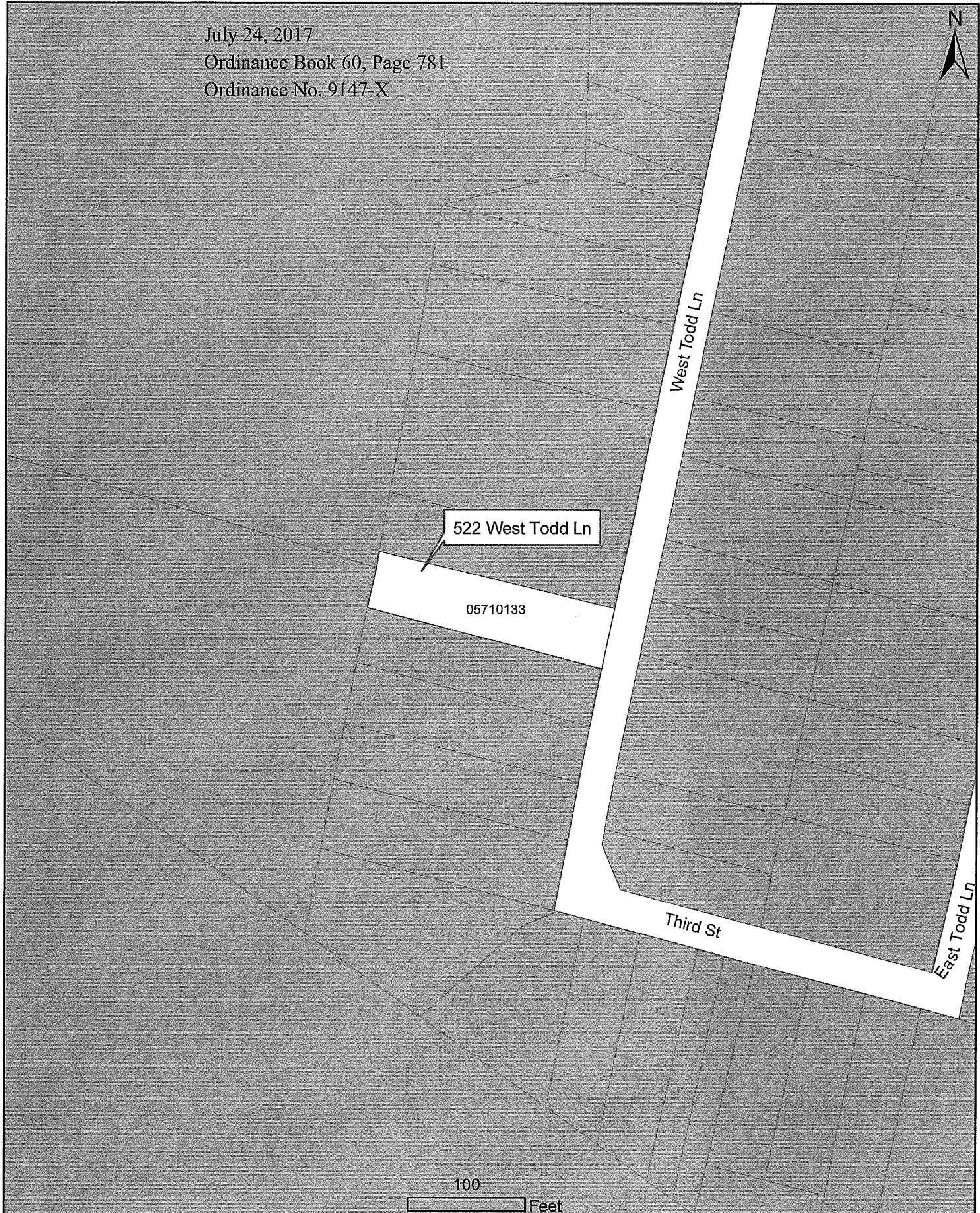
Demolition is recommended because:

Estimated In-Rem Repair cost of: \$29,300 (\$34.63/sq. ft.), which is 305.20% of the structure tax value, which is \$9,600.

- 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 wall covering. Holes in ceilings. Windows are inoperable. Missing smoke and carbon monoxide detectors. Areas of roof sheathing not structurally sound. Roof covering loose/damaged. Damaged electrical wiring. Missing plumbing fixtures. Heating equipment not present.
- The building is 60 years old and consists of 846 square feet total.
- A new 1,000 sq. ft. structure can be built for \$69,000.

522 West Todd Lane

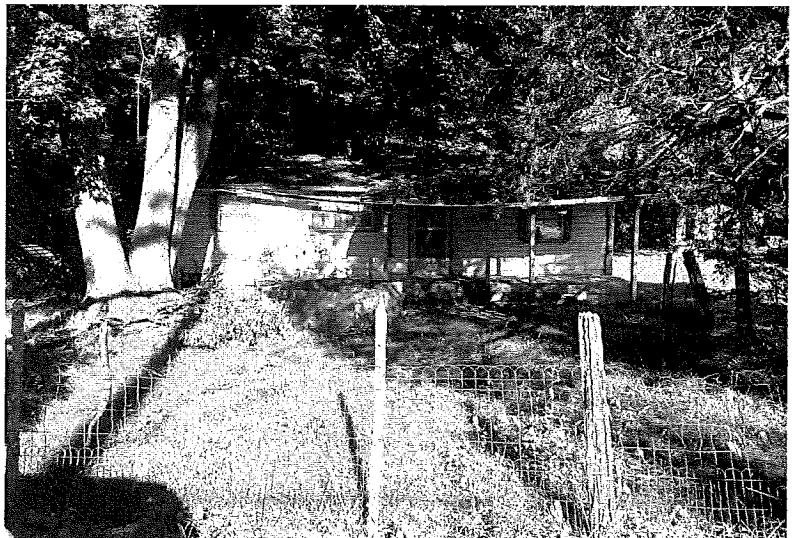
July 24, 2017
Ordinance Book 60, Page 781
Ordinance No. 9147-X



100



Feet



July 24, 2017

Ordinance Book 60, Page 783

Ordinance No. 9148-X

ORDINANCE


AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 3836 WHITEHALL DRIVE 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 KNOWN AND UNKNOWN HEIRS OF MICHAEL E. KERLEY 3836 WHITEHALL DRIVE CHARLOTTE, NC 28208

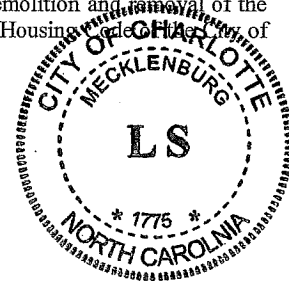
WHEREAS, the dwelling located at 3836 Whitehall Drive in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling; and

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 3836 Whitehall Drive in the City of Charlotte in accordance with the Housing Code of Charlotte. This Ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:


Senior Assistant City Attorney



CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 24th day of July, 2017, the reference having been made in Minute Book 143 and recorded in full in Ordinance Book 60, Page 783-787.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 24th day of July, 2017.


Stephanie C. Kelly, City Clerk, MMC, NCCMC

July 24, 2017

Ordinance Book 60, Page 784

Ordinance No. 9148-X

GENERAL INFORMATION	
Property Address	3836 Whitehall Drive
Neighborhood	Neighborhood Profile Area 387
Council District	#3
Owner(s)	Known and Unknown Heirs of Michael E. Kerley
Owner(s) Address	3836 Whitehall Drive Charlotte, NC 28208
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Public agency referral (Charlotte-Mecklenburg Police)
◆ Title report received:	04/06/2017
◆ Date of the Inspection:	04/13/2017
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	05/05/2017
◆ Held hearing for owner(s) by:	05/24/2017
◆ Owner(s) attend hearing:	No
◆ Filed Lis Pendens:	06/08/2017
◆ Owner(s) ordered to demolish structure by:	06/27/2017
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Demolition cost:	\$6,605
◆ Lien will be placed on the property for the cost of Demolition.	

July 24, 2017

Ordinance Book 60, Page 785

Ordinance No. 9148-X

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: \$45,980	Acquisition & Rehabilitation Cost (Existing structure: 1,227 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$141,110	New Replacement Structure Cost (Structure: 1,227 sq. ft. total) Economic Life: 50 years Estimated cost-\$171,028	Demolition Cost \$6,605
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 61,600 - Porch: \$ 100 - Land: \$ 13,500 Total Acquisition: \$ 75,200 Estimated Rehabilitation Cost: \$ 61,350 Outstanding Loans \$ 0 Property Taxes owed: \$ 3,399 Interest on Taxes owed: \$ 1,161 Total: \$ 65,910	Acquisition: Tax values: - Structure: \$ 61,600 - Porch: \$ 100 - Land: \$ 13,500 Total Acquisition: \$ 75,200 New structure: \$ 84,663 Demolition: \$ 6,605 Outstanding Loans: \$ 0 Property Taxes owed: \$ 3,399 Interest on Taxes owed: \$ 1,161 Total: \$ 95,828	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- Estimated In-Rem Repair cost of: \$45,980 (\$37.47/sq. ft.), which is 74.642 % of the structure tax value, which is \$61,600.
- 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 and heating violations: Holes in ceiling covering. Portion of wall framing missing in bedroom. Broken window glass. Damaged entry door. Decayed fascia (exterior trim). Brick veneer cracked in areas. Roof covering damaged/loose. Roof sheathing decayed. Vent pipe for gas water heater damaged. Damaged electrical breaker box. Light fixtures damaged/inoperable. Heating equipment missing.
- The building is 62 years old and consists of 1,227 square feet total.
- A new 1,227 sq. ft. structure can be built for \$84,663.

3836 Whitehall Drive

July 24, 2017, Ordinance Book 60, Page 786, Ordinance No. 9148-X



Bullard St

Bromwich Rd

3836 Whitehall Dr

06109706

Joy St

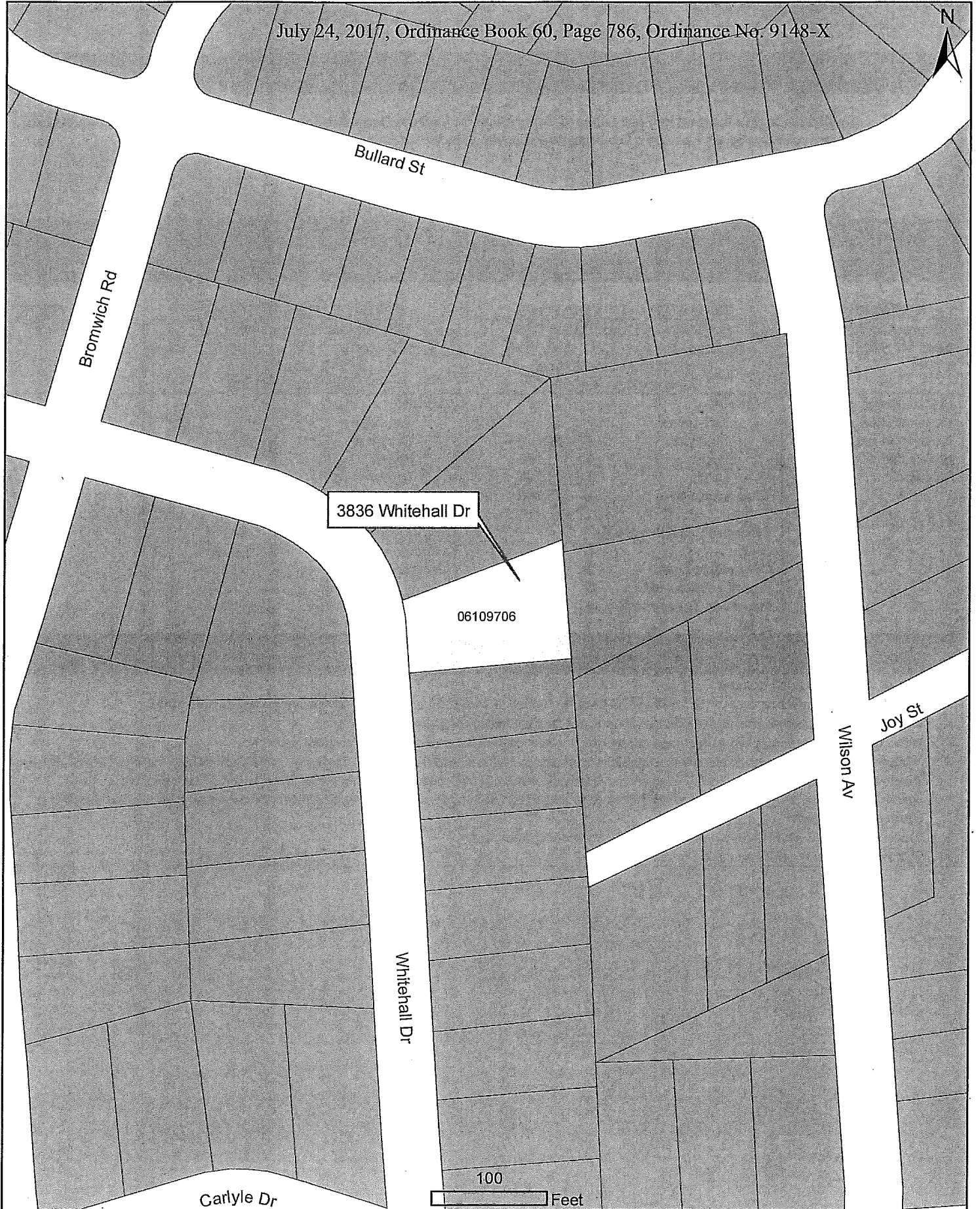
Wilson Av

Whitehall Dr

Carlyle Dr

100

Feet



July 24, 2017, Ordinance Book 60, Page 787

3836 Whitehall Drive

Ordinance No. 9148-X

