



CITY OF ARCHDALE

CITY COUNCIL

MEETING DATE: Tuesday February 28, 2023

SUBJECT: Order of Demolition for Property Located at 328 Stratford Road

RECOMMENDATIONS OR COMMENTS: This order of demolition is for a property located at 328 Stratford Road. Staff has been working with Alliance Code Enforcement, who has been hired by the City to assist in minimum housing enforcement and has provided notices and conducted public hearings. As there has been no substantial progress made and the timelines for notices have expired, the City is now at a point to consider demolition. If approved, City staff will get quotes for demolition and cleanup.

SUMMARY OF ATTACHED INFORMATION: Order of Demolition.

ATTACHMENTS: YES NO

ORDER OF DEMOLITION
FOR PROPERTY LOCATED AT
328 STRATFORD ROAD, ARCHDALE, NORTH CAROLINA
OWNED BY HARRY JAMES GOULD and wife, CYNTHIA JOAN GOULD

WHEREAS, pursuant to the Minimum Housing Ordinance of the City of Archdale, the dwelling located on the property owned by Harry James Gould and wife, Cynthia Joan Gould, known as 328 Stratford Road, Archdale, North Carolina, as described in that deed recorded in Book 2688, Page 1095, and Book 2600, Page 1439, Randolph County Registry, and designated as Randolph County Tax Parcel # 7718394862 (the “Property”), was inspected on September 21, 2021 by the City of Archdale’s Code Enforcement Inspector, and the Property was found to be deteriorated, dilapidated and unfit for human habitation; and

WHEREAS, on October 28, 2021, the Code Enforcement Inspector served upon Harry James Gould and wife, Cynthia Joan Gould (“the Goulds”) a Complaint stating the results of said inspection and giving Notice of a hearing to be held before the Code Enforcement Inspector for the purpose of determining whether said dwelling is deteriorated, dilapidated, and unfit for human habitation, in violation of the Minimum Housing Ordinance of the City of Archdale; and

WHEREAS, in accordance with said Notice, a hearing was held before the Code Enforcement Officer on November 19, 2021 at the Archdale City Hall at which Harry James Gould was present, and based upon the evidence presented and considered, the Code Enforcement Inspector found that said dwelling was deteriorated, dilapidated and unfit for human habitation, and agreed to give the Goulds a reasonable time to either repair or demolish the house, and to remedy all code and nuisance violations on the Property; and

WHEREAS, on April 29, 2022, after an inspection of the Property revealed that no work had been performed to either repair or demolish/remove the house, the Code Enforcement Inspector issued a finding that the house continued to be deteriorated, dilapidated and unfit for human habitation in violation of the Minimum Housing Ordinance of the City of Archdale and entered an Order directing the Goulds to: repair the house within thirty (30) days OR demolish or remove the house within thirty (30) days, and to bring all nuisance violations into compliance within thirty (30) days; and

WHEREAS, said Order was duly served on the Goulds as required by law; and

WHEREAS, on February 2, 2023, after Notice duly given to the Goulds, the Code Enforcement Officer held a hearing at which it was determined that no work had been done on the Property for the purpose of repairing the house or demolishing/removing it in accordance with the April 29, 2022 Order, and that it had further deteriorated, and continued to be dilapidated and unfit for human habitation; and

WHEREAS, Harry James Gould and wife, Cynthia Joan Gould have failed to demolish and remove the dwelling located at 328 Stratford Road, Archdale, North Carolina, as ordered by the Code Enforcement Officer; and

WHEREAS, based on the above stated facts, and the recommendation of the Code Enforcement Officer, the Archdale City Council has determined that the Goulds have failed to either repair the dwelling located at 328 Stratford Road, Archdale, North Carolina or demolish and remove said dwelling from the Property pursuant to the Findings and Orders entered by the Code Enforcement Officer pursuant to the Minimum Housing Ordinance of the City of Archdale.

NOW, THEREFORE, IT IS ORDERED BY THE CITY COUNCIL OF THE CITY OF ARCHDALE, NORTH CAROLINA, that the deteriorated, dilapidated dwelling unfit for human habitation located at 328 Stratford Road, Archdale, North Carolina, now owned by Harry James Gould and wife, Cynthia Joan Gould, shall be demolished and removed from the Property, and a lien placed against the Property for all costs of the demolition and removal incurred by the City of Archdale, as provided by the laws of the State of North Carolina.

Adopted by the Archdale City Council, this _____ day of _____, 2023.

CITY OF ARCHDALE

BY: _____
LEWIS W. DORSETT, Mayor

ATTEST:

SUSAN T. SWAIM, City Clerk

NORTH CAROLINA
GUILFORD COUNTY

I, _____, a Notary Public of the County of _____, State of North Carolina, do hereby certify that **SUSAN T. SWAIM** personally came before me this day and acknowledged that she is City Clerk for the City of Archdale, a municipality and that by authority duly given and as the act of the City, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal and attested by herself as its City Clerk.

WITNESS my hand and notarial seal this _____ day of _____, 2023.

_____ N.P.

Typed/Printed Name of Notary Public

My Commission Expires:_____.