



# CITY OF ARCHDALE

## CITY COUNCIL

**MEETING DATE:** Tuesday February 28, 2023

**SUBJECT:** Order of Demolition for Properties Located at 10834 N. Main Street

**RECOMMENDATIONS OR COMMENTS:** This order of demolition is for a property located at 10834 N. Main Street. Staff has been working with Alliance Code Enforcement, who has been hired by the City to assist in minimum standards for nonresidential buildings 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  
10834 N. MAIN STREET, ARCHDALE, NORTH CAROLINA  
OWNED BY DAVID CLARENCE WARD

**WHEREAS**, pursuant to the Minimum Standards for Nonresidential Buildings and Structures (the “Minimum Standards Ordinance”) of the City of Archdale, the structure located on the property owned by DAVID CLARENCE WARD, known as 10834 N. Main Street, Archdale, North Carolina, as described in that deed recorded in Book 1069, Page 758, Randolph County Registry, and designated as Randolph County Tax Parcel # 7718371406 (the “Property”), was inspected on March 24, 2022 by the City of Archdale’s Inspector, and the Inspector found that the structure located thereon was not being properly maintained in accordance with the Minimum Standards for Nonresidential Buildings and Structures set forth in the Ordinance so that the safety and health of its occupants and members of the general public were and are in jeopardy; and

**WHEREAS**, on August 16, 2022, the Inspector served upon David Clarence Ward a Complaint stating the results of said inspection and giving Notice of a hearing to be held before the Inspector for the purpose of determining whether said structure was in violation of the Minimum Standards Ordinance; and

**WHEREAS**, in accordance with said Notice, a hearing was held before the Inspector on September 6, 2022 at the Archdale City Hall at which David Clarence Ward (“Mr. Ward”) was present, and based upon the evidence presented and considered, the Inspector found that Mr. Ward had failed to maintain said structure in accordance with the Minimum Standards set forth in the Ordinance and that the condition of said structure was jeopardizing the safety and health of its occupants and members of the general public. The Inspector agreed to give Mr. Ward a reasonable time to either repair and remedy all Ordinance violations, or demolish and remove the structure; and

**WHEREAS**, on November 3, 2022, after an inspection of the Property and the structure located thereon revealed that no work had been performed to either repair or demolish/remove the structure, the Inspector issued a finding that the cost of repair, alteration or improvement of the structure would exceed fifty percent (50%) of its then current value, and entered an Order directing Mr. Ward to demolish and remove the structure within thirty (30) days; and

**WHEREAS**, said Order was duly served on Mr. Ward as required by law; and

**WHEREAS**, David Clarence Ward has failed to either repair or demolish and remove the structure located at 10834 N. Main Street, Archdale, North Carolina, as ordered by the Inspector; and

**WHEREAS**, based on the above stated facts, and the recommendation of the Inspector, the Archdale City Council has determined that David Clarence Ward has failed to demolish and remove said structure from the Property located at 10834 N. Main Street, Archdale, North Carolina pursuant to the Findings and Orders entered by the Inspector pursuant to the Ordinance.

**NOW, THEREFORE, IT IS ORDERED** BY THE CITY COUNCIL OF THE CITY OF ARCHDALE, NORTH CAROLINA, that the structure located at 10834 N. Main Street, Archdale, North Carolina, now owned by David Clarence Ward, shall be demolished and removed from the Property, and a lien placed against the Property located at 10834 N. Main Street, Archdale, North Carolina, 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  
RANDOLPH 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: \_\_\_\_\_.