

City Council – Action Request Form

Date: December 13, 2022

To: Mayor, Mayor Pro Tempore, and Members of the City Council

From: Aaron King, Assistant City Manager
Chris Murphy, Planning and Development Services Director

Council Action Requested:
Ordinance Ordering the Planning and Development Services Department of the City of Winston-Salem to Demolish and Remove the Building at 1409 N. Liberty Street and to Otherwise Effectuate the Purpose of Chapter 10, Article II, of the Code of Ordinances of the City of Winston-Salem

Strategic Focus Area: Livable Neighborhoods
Strategic Objective: Character and Condition of Neighborhoods
Strategic Plan Action Item: No
Key Work Item: No



Summary of Information:

Pursuant to N.C.G.S. § 160D-1119 and Section 10-36.1(a) of the City Code, the building located at 1409 N. Liberty Street, also known as Parcel ID: 6836-52-4484.000, was declared unsafe by the Building Inspector. Notice of the unsafe building declaration and an administrative hearing was mailed to the owners of record on August 19, 2022. On September 6, 2022, an administrative hearing was held. At the administrative hearing, no one disputed the unsafe building declaration of the Building Inspector and the determination that the Building (i) constitutes a fire or safety hazard; (ii) is dangerous to life, health or other property; (iii) is likely to cause or contribute to blight, disease, vagrancy or danger to children; or (iv) is considered by the City to have a tendency to attract persons intent on criminal activities or other activities that would constitute a public nuisance.

Committee Action:

Committee	CD/H/GG 12.13.2022	Action	Approval
For	Unanimous	Against	

Remarks:

On October 4, 2022, the Building Inspector issued an Order requiring that the building at 1409 N. Liberty Street be demolished and removed within sixty (60) days. All required notices have been served and the time granted for compliance has expired. The owners have not complied with the Order to repair or demolish the building. Pursuant to Section 10-36.9 of the City Code, City Council shall hold a hearing to determine if the building in question is in such a dilapidated or substandard state of disrepair as to constitute a fire or safety hazard, or to be dangerous to life, health or other property, or is a public nuisance, and if the owner of the building has failed or refused to abate the nuisance and remove the hazards found to exist. Upon such finding, City Council may cause the demolition and removal of the building and specially assess the cost of such work against the lot or parcel of land. Pursuant to Section 10-36.7 of the City Code, this item and the attached report of the Building Inspector shall be placed on the January 3, 2023 agenda of the City Council.