



**Winston-Salem**  
Community  
Development

Community Development Housing  
General Government Committee

# Demolition Review

June 9, 2020

# -50 % Category

- **DEFINITION – cost of repairs are 50% below the structures Fair Market Value**
- **Properties vacant 6 months or more**

C-4 Cheryl Bernice Green  
250 Pine Tree Road  
Case 2018051271 (North Ward)

- Due Process – notifications of the property violations were sent to the owner as required by Ordinance.
- Minimum housing violations – (8)
- Lis pendens – violations were submitted to the County Clerk's office & were filed 7/31/2018
- Hearing 6/25/2018 - Repair & Vacate Order expired 9/4/2018
- Eligible for CDHGGC consideration– 5/5/2019
- Estimated cost to repair the structure - \$8,601
- Tax value of structure - \$33,800

C-4

250 Pine Tree Road



C-4

**250 Pine Tree Road**

pictures taken 6/4/2020



C-5 Thomas R. Jackson & Darlene D. Jackson  
3100 Airport Road  
Case 2017120733 (Northeast Ward)

- Due Process – notifications of the property violations were sent to the owner as required by Ordinance.
- Minimum housing violations – (9)
- Lis pendens – violations were submitted to the County Clerk's office & were filed 2/22/2018
- Hearing 1/25/2018 - Repair & Vacate Order expired 3/15/2018
- Eligible for CDHGGC consideration– 11/7/2018
- Estimated cost to repair the structure - \$5,293
- Tax value of structure - \$25,400

C-5

3100 Airport Road



C-5

# 3100 Airport Road

Pictures taken 6/5/2020



# +50 % Category

- **DEFINITION – cost of repairs are more than 50% above the estimated value of the property**
- **Properties vacant over 6 months**

**C-6 Indigo Group Trust**  
**2936 Patterson Avenue**  
**Case 2018050758 (North Ward)**

- Due Process – notifications of the property violations were sent to the owner as required by Ordinance.
- Minimum housing violations – (7)
- Lis pendens – violations were submitted to the County Clerk's office & were filed 6/28/2018
- Hearing 6/18/2018 - Repair & Vacate Order expired 8/6/2018
- Eligible for CDHGGC consideration– 4/4/2019
- Estimated cost to repair the structure - \$13,635
- Tax value of structure - \$6,200

C-6  
2936 Patterson Ave



C-6

2936 Patterson Ave

Pictures from 6/4/2020



# +65% Category

**DEFINITION:** cost to repair properties exceed 65% of the fair market value. Properties in this category can be demolished 30 days after Council approval.

C-7 Mary Taylor, Heirs  
221 McTavish Lane  
Case 2019060635 (Southwest Ward)

- Due Process – notifications of the property violations were sent to the owner as required by Ordinance
- Minimum housing violations – (39)
- Lis pendens – all violations submitted to the County Clerk's office & were filed 12/27/2019
- Hearing 12/2/2019 - Repair or Demolish Order expired 1/30/2020
- Eligible for CDHGGC consideration– 4/3/2020
- Estimated cost to repair the structure - \$264,460
- Tax value of structure - \$33,800

C-7

221 McTavish Lane



C-7

**221 McTavish Lane**

Pictures taken 6/5/2020



C-8 Twin County Properties Inc.  
1120 Newport Street  
Case 2019030744 (Northeast Ward)

- Due Process – notifications of the property violations were sent to the owner as required by Ordinance
- Minimum housing violations – (13)
- Lis pendens – all violations submitted to the County Clerk's office & were filed 7/17/2019
- Hearing 6/21/2019 - Repair or Demolish Order expired 10/22/2019
- Eligible for CDHGGC consideration– 11/22/2019
- Estimated cost to repair the structure - \$25,597
- Tax value of Structure - \$18,300

C-8

1120 Newport Street



C-8

**1120 Newport Street**

Pictures taken 6/4/2020

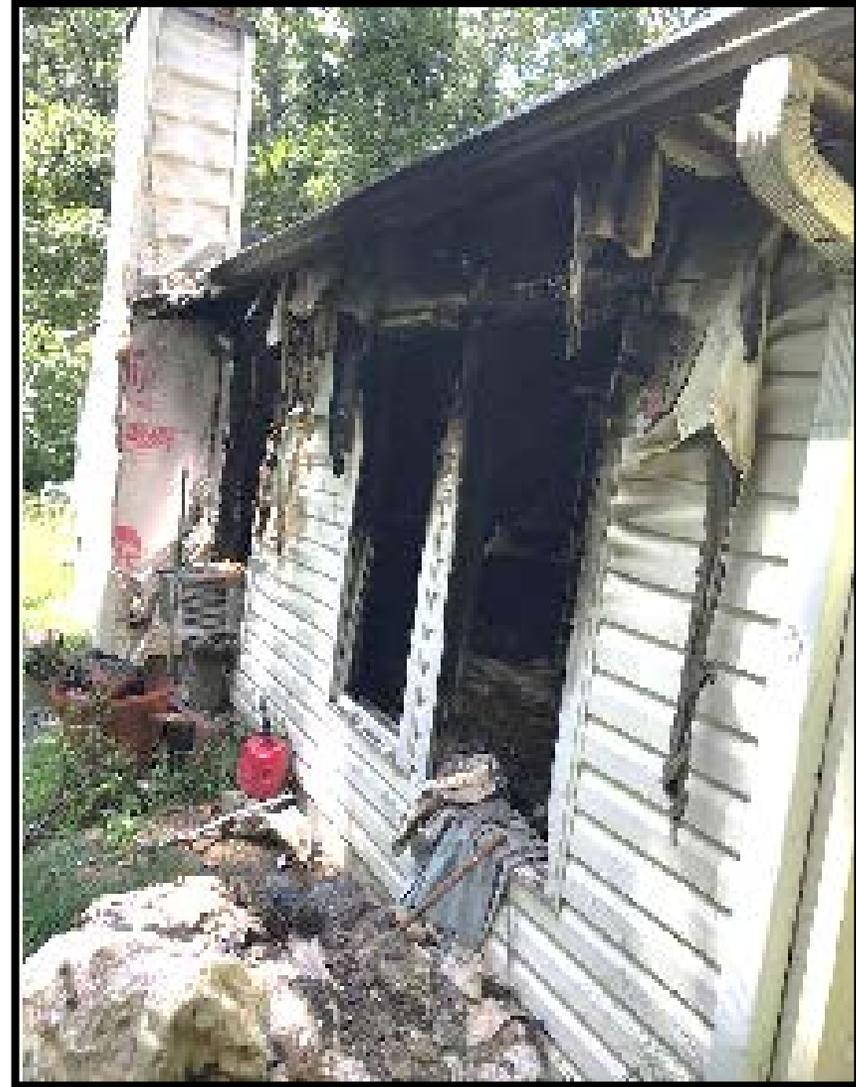


C-9 Ella C. Richardson  
1630 Ginger Drive  
Case 2019100261 (Southwest Ward)

- Due Process – notifications of the property violations were sent to the owner as required by Ordinance
- Minimum housing violations – (15)
- Lis pendens – all violations submitted to the County Clerk's office & were filed 2/10/2020
- Hearing 1/31/2020 - Repair or Demolish Order expired 3/10/2020
- Eligible for CDHGGC consideration– 4/10/2020
- Estimated cost to repair the structure - \$50,001
- Tax value of Structure - \$8,300

C-9

1630 Ginger Drive



C-9

1630 Ginger Drive

Pictures taken 6/2/2020



C-10 Samuel H. Bowman  
2831 Patterson Avenue  
Case 2019060044 (Northeast Ward)

- Due Process – notifications of the property violations were sent to the owner as required by Ordinance
- Minimum housing violations – (11)
- Lis pendens – all violations submitted to the County Clerk's office & were filed 10/24/2019
- Hearing 9/13/2019 - Repair or Demolish Order expired 11/27/2019
- Eligible for CDHGGC consideration– 2/7/2020
- Estimated cost to repair the structure - \$60,967
- Tax value of structure - \$40,900

C-10

2831 Patterson Ave



**C-10**

**2831 Patterson Ave**

Pictures taken 6/5/2020



C-11 East Best LLC  
2943 Middleton Drive  
Case 2019120044 (Southeast Ward)

- Due Process – notifications of the property violations were sent to the owner as required by Ordinance
- Minimum housing violations – (13)
- Lis pendens – all violations submitted to the County Clerk's office & were filed 3/20/2020
- Hearing 1/6/2020 - Repair or Demolish Order expired 4/21/2020
- Eligible for CDHGGC consideration– 5/21/2020
- Estimated cost to repair the structure - \$15,928
- Tax value of structure - \$6,700

C-11

2943 Middleton Drive



C-11

2943 Middleton Drive

Pictures taken 5/22/2020



C-12 Michael Steven Smith & Audrey Cobbler Smith  
4400 Glenn Hi Road  
Case 2019040481 (East Ward)

- Due Process – notifications of the property violations were sent to the owner as required by Ordinance.
- Minimum housing violations – (11)
- Lis pendens – all violations submitted to the County Clerk's office & were filed 2/4/2020
- Hearing 11/8/2019 - Repair or Demolish Order expired 3/1/2020
- Eligible for CDHGGC consideration– 4/20/2020
- Estimated cost to repair the structure - \$10,425
- Tax value of Structure - \$800

C-12

4400 Glenn Hi Road



C-12

4400 Glenn Hi Road

Pictures taken 5/26/2020

