

Ordinance #22-0260  
2022 Ordinance Book, Page 47

**ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF A STRUCTURE  
PURSUANT TO CHAPTER 10, ARTICLE V, SECTION 10-203(f)(1) OF THE CODE OF  
THE CITY OF WINSTON-SALEM**

**WHEREAS**, the Community Development Department, after due notice and hearing, determined that the property hereinafter described in Exhibit (s) was unfit for human habitation; and

**WHEREAS**, either the Mayor and City Council adopted an ordinance or the Housing Conservation Administrator issued a repair or vacate and close order; and

**WHEREAS**, the repairs necessary to render the structure fit for human habitation would cost less than fifty percent (<50%) of the present value of the structure; and

**WHEREAS**, the owner of the property herein described in Exhibit(s) vacated and closed said structure and kept it vacated and closed for a period of six months pursuant to said Order; and

**WHEREAS**, the Mayor and City Council hereby finds that:

- (1) Six months has passed since the structure was vacated and closed pursuant to the previous order.
- (2) The property owner has abandoned the intent and purpose to repair, alter or improve the dwelling in said order to render it fit for human habitation.
- (3) The continuation of said structure in its vacated status will be inimical to health, safety, morals and welfare of the City in that the dwelling will continue to deteriorate, will create a fire and safety hazard, will be a threat to children and vagrants, will attract persons intent on criminal activities, will cause or contribute to blight and the deterioration of the property values in the area and will render

Original to: Tiffany Harris

2022053365 00172  
FORSYTH CO. NC FEE \$26.00  
PRESENTED & RECORDED  
12-01-2022 03:42:05 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

BK: RE 3730  
PG: 4124-4127

unavailable property and dwelling which may otherwise have been available to ease the persistent shortage of decent and affordable housing in this State and City.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Winston-Salem, as follows:

**Section 1.** The owner(s) of the property herein described in Exhibit(s) is hereby ordered to repair or demolish and remove said property within ninety days.

**Section 2.** In the event the owner(s) fails to comply with this order of the Mayor and City Council within the prescribed time period, the Community Development Department of the City of Winston-Salem is hereby ordered and authorized to effectuate the purpose of the Housing Code of the City of Winston-Salem (Chapter 10, Article V of the Code of the City of Winston-Salem) with respect to the property herein described by causing said dwelling be repaired or demolished and removed.

**Section 3.** The property to which this ordinance applies is known and described as set out in Exhibit(s) attached hereto and incorporated herein by reference.

**Section 4.** This ordinance shall become effective upon its adoption, and a copy hereof, certified by the City Clerk of the City of Winston-Salem, shall be recorded in the office of the Register of Deeds of Forsyth County, North Carolina, and shall be indexed in the name of the property owner(s) in the grantors index, as provided by law.

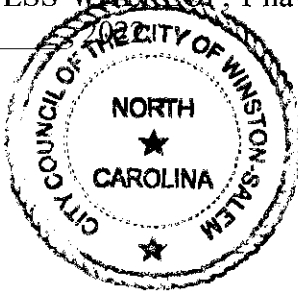
INSTRUMENT DRAWN BY:

  
CITY ATTORNEY

STATE OF NORTH CAROLINA    )  
   )  
 COUNTY OF FORSYTH            )

I, Sandra Keeney, City Clerk of the City of Winston-Salem, North Carolina, do hereby certify the attached to be a true and correct copy of an ordinance entitled, "ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF A STRUCTURE PURSUANT TO CHAPTER 10, ARTICLE V, SECTION 10-203(f)(1) OF THE CODE OF THE CITY OF WINSTON-SALEM" adopted by the City Council at a regular meeting held on the 16<sup>th</sup> day of May, 2022.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said City, this the 19 day of May

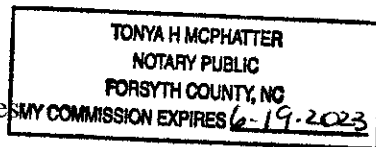


Sandra Keeney  
 City Clerk of the City of Winston-Salem, N.C.

STATE OF NORTH CAROLINA    )  
 COUNTY OF FORSYTH            )

I, Tonya H. McPhatter, a Notary Public of Forsyth County, North Carolina, do hereby certify that Sandra Keeney, City Clerk of the City of Winston-Salem, NC, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 19 day of May, 2022.



Tonya H. McPhatter  
 Notary Public

My commission expires

6-19-2023



**Winston-Salem**

**Community Development  
Department**

City of Winston-Salem  
P.O. Box 2541  
Winston-Salem, NC 27102  
CityLink 311 / 336-727-8000  
Fax: 336-727-2878  
[www.cityofws.org](http://www.cityofws.org)

**PROPERTY DESCRIPTION EXHIBIT**

Property on which housing ordered demolished pursuant to Ordinance adopted the 16th day of May, 2022.

**3460 NEW WALKERTOWN RD**

The housing located at PIN NO. **6846-58-1902.000** as hereinafter described,

OWNER NAME:     ARVELLA A. BOLDING

The above described lot being known and designated as

**PIN NO. 6846-58-1902.000**

said map being recorded in the Office of the Register of Deeds of Forsyth County, North Carolina.

The above described property being known as PIN NO. **6846-58-1902.000** as shown on the Forsyth County Map in the Office of the Tax Supervisor, Forsyth County Government Center, 201 N. Chestnut Street, Winston-Salem, NC.

**CityLink 311**

Call 311 or 336-727-8000  
[citylink@cityofws.org](mailto:citylink@cityofws.org)

**City Council:** Mayor Allen Joiner; Denise D. Adams, Mayor Pro Tempore, North Ward; Barbara Hanes Burke, Northeast Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Kevin Mundy, Southwest Ward; Annette Scippio, East Ward; James Taylor, Jr., Southeast Ward; **City Manager:** Lee D. Garrity