

**CITY COUNCIL  
AGENDA  
October 9, 2018  
6:30 p.m.**

- 1. Opening of meeting by Mayor Steve Morris.**
- 2. Invocation by Reverend Allen Bingham, Pastor of First United Methodist Church.**
- 3. Amendments and Changes to Agenda.**
- 4. Consent Agenda:**
  - A. Disposition of Minutes of the September 11, 2018 Regular Meeting.**
  - B. Tax Collector's Report. (See Pages 4-10)**

**Informational Items:**

    - 1.) Monthly Collection Report**
    - 2.) Uncollected Taxes as of September 30, 2018**

**Action Items:**

    - 1.) Refunds per County Assessor's Office.**
    - 2.) Discovery bills added to Tax Scroll.**
    - 3.) Releases per County Assessor's Office.**
- 5. Business by Planning Board.**
  - A. Set Public Hearings. (None)**
  - B. Hold Public Hearings:**

Rezoning Request: Hold public hearing for a request to rezone approximately 11.2 acres located at 114 County Home Road, 1203 Rockingham Road, and 1207 Rockingham Road; and identified Richmond County PIN 7472-06-49-7241, 7472-02-59-1082, and a portion of 7472-02-59-4310 from Office-Institutional (O-I) to Highway Business (B-3).
  - C. Minutes from Various Boards. ( None)**

**City Council Agenda**

**October 9, 2018**

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- 6. Consideration of a Demolition Ordinance for dilapidated dwelling located at 217 McArthur Drive and identified as Richmond County  
PIN# 7473-18-31-6079. (See Pages 11-13 & Map Insert)**
- 7. Consideration of a Demolition Ordinance for dilapidated dwelling located at 135 South Street and identified as Richmond County  
PIN# 7462-08-87-6750. (See Pages 14-16 & Map Insert)**
- 8. Consideration of a Demolition Ordinance for dilapidated dwelling located at 218 Ashley Street and identified as Richmond County  
PIN# 7463-11-55-4863.  
(See Pages 17-19 & Map Insert)**
- 9. Consideration of a Demolition Ordinance for dilapidated dwelling located at 647 McNair Street and identified as Richmond County  
PIN# 7463-01-38-4349.  
(See Pages 20-22 & Map Insert)**
- 10. Consideration of property Conveyance of approximately 10 acres located in the City's Industrial Park West to Richmond Economic Development Corporation for construction of a new shell building.  
(Pages 23-25 & Map Insert)**
- 11. Board Appointments (See Page 26)**
- 12. Business by Visitors.**
- 13. Business by City Clerk.**
- 14. Business by City Manager.**
- 15. Business by City Attorney.**
- 16. Items of discussion by City Council Members.**
- 17. Business by Mayor**
- 18. Adjournment.**

**Rockingham, NC**

**City Council Agenda**

**SUPPORT DOCUMENTS**



**UNCOLLECTED TAXES**

<b>YEAR</b>	<b>AMOUNT</b>	<b>Sep-18</b>
2018	2,067,577.57	
2017	24,613.64	
2016	17,189.39	
2015	13,219.92	
2014	11,956.39	
2013	12,811.01	
2012	10,191.47	
2011	9,743.23	
2010	8,450.77	
2009	7,531.83	
2008	6,922.84	
	2,067,577.57	Total Current Year
	122,630.49	Total Past Years
	2,190,208.06	Total All Years

CITY OF ROCKINGHAM  
MONTHLY DISCOVERIES REGISTER  
SEPTEMBER 30, 2018

<u>ACCT #</u>	<u>NAME</u>	<u>BILL #</u>	<u>TAX RATE</u>	<u>YEAR OF DISCOVERY</u>	<u>DESCRIPTION</u>	<u>VALUE</u>	<u>CITY TAX</u>	<u>CITY LATE</u>	<u>INTEREST</u>	<u>TOTAL AMOUNT</u>
6015101	ONE STOP BARBER SHOP	5414	0.48	2018	BUS PERS PROPERTY NOT LISTED FOR 2018	6,500	31.20			31.20
26783	UWHARRIE FUELS LLC	5411	0.48	2018(2016)	MACHINES IN COUNTY BUT NOT LISTED	4,131	19.83	5.95		25.78
26783	UWHARRIE FUELS LLC	5412	0.48	2018(2017)	MACHINES IN COUNTY BUT NOT LISTED	8,410	40.37	8.07		48.44
26783	UWHARRIE FUELS LLC	5413	0.48	2018	MACHINES IN COUNTY BUT NOT LISTED	7,502	36.01	3.60		39.61
25	AT&T MOBILITY LLC	5426	0.48	2018	STATE BOARD	121,011	580.85			580.85
10	BELLSOUTH TEL CO	5421	0.48	2018	STATE BOARD	2,417,217	11,602.64			11,602.64
26	CELLCO PARTNERSHIP DBA VERIZON WIRELESS	5427	0.48	2018	STATE BOARD	783,960	3,763.01			3,763.01
27	CENTURY LINK COMMUNICATIONS LLC	5428	0.48	2018	STATE BOARD	57,484	275.92			275.92
34	CROWN CASTLE USA, INC	5433	0.48	2018	STATE BOARD	61,521	295.30			295.30
4	CSX TRANSPORTATION INC	5416	0.48	2018	STATE BOARD	700,386	3,361.85			3,361.85
3	DUKE ENERGY PROGRESS	5415	0.48	2018	STATE BOARD	12,121,051	58,181.04			58,181.04
22	DUKENET COMMUNICATIONS LLC	5425	0.48	2018	STATE BOARD	141,466	679.04			679.04
36	GREYHOUND LINES INC	5435	0.48	2018	STATE BOARD	501	2.40			2.40
6	HOLIDAY TOURS INC	5417	0.48	2018	STATE BOARD	8,609	41.32			41.32

CITY OF ROCKINGHAM  
MONTHLY DISCOVERIES REGISTER  
SEPTEMBER 30, 2018

19	MCI COMMUNICATION SERVICES INC	5423	0.48	2018	STATE BOARD	5,798	27.83		27.83
35	MCI METRO ACCESS TRANS SERV INC	5434	0.48	2018	STATE BOARD	1,171	5.62		5.62
7	NC ELECTRIC MEMBERSHIP CORP	5418	0.48	2018	STATE BOARD	41,187	197.70		197.70
9	PEE DEE ELECTRIC MEMBERSHIP CORP	5420	0.48	2018	STATE BOARD	27,538	132.18		132.18
8	PIEDMONT NATURAL GAS CO INC	5419	0.48	2018	STATE BOARD	7,794,984	37,415.92		37,415.92
28	SBA COMMUNICATION CORPORATION LLC	5429	0.48	2018	STATE BOARD	77,676	372.84		372.84
30	SPOK, INC (FKA USA MOBILITY WIRELESS)	5430	0.48	2018	STATE BOARD	5,025	24.12		24.12
11	SPRINT COMMUNICATIONS CO	5422	0.48	2018	STATE BOARD	1,556	7.47		7.47
31	SPRINT WIRELESS	5431	0.48	2018	STATE BOARD	35,631	171.03		171.03
32	TIME WARNER CABLE BUSINESS, LLC	5432	0.48	2018	STATE BOARD	353,383	1,696.24		1,696.24
20	TWC DIGITAL PHONE, LLC	5424	0.48	2018	STATE BOARD	351,982	1,689.51		1,689.51
21194101	GREEN ROCK INVESTMENTS INC DBA FAIRFIELD INN	5436	0.48	2018	COUNTY DISCOVERY	1,056,448	5,070.95	507.10	5,578.05
	TOTALS					26,192,128	125,722.19	524.72	0.00 \$126,246.91

CITY OF ROCKINGHAM  
MONTHLY RELEASES REGISTER  
SEPTEMBER 30, 2018

DATE	ACCOUNT	NAME	EXPLANATION	YEAR	BILL #	VALUE	CITY TAX	CITY LATE	INTEREST	ADVERTISING	SP. ASSESS.	RELEASED
9/5/18	8404302	LANGLEY, HILDA	CITY PURCHASED	2018	1466	8,479	40.70					40.70
9/5/18	8404304	LANGLEY, HILDA	CITY PURCHASED	2018	1467	10,908	52.36					52.36
9/6/18	13996101	VEER HANUMAN, WESTSIDE SHELL	CORRECT VALUE ON LISTING	2018	2476	5,199	24.95					24.95
9/6/18	15383101	AUNT TESSIES PET BOUTIQUE	NOT IN CITY LIMITS	2018	2560	2,217	10.64	1.06				11.70
9/6/18	120880101	CAROLINA CUSTOM FABRICATORS INC	BUSINESS CLOSED	2018	5409	22,995	110.38	11.04				121.42
9/6/18	26783	UWHARRIE FUELS	CORRECT LATE LIST	2018	5411			3.97				3.97
9/6/18	26783	UWHARRIE FUELS	CORRECT	2018	5412			4.03				4.03
9/6/18	118665301	MCCRAVY, JAMES MADISON APTS/PROV PT.	RELEASE ASSESSMENT PREVIOUSLY APPROVED BY COUNCIL	2015	5219						5953.04	5,953.04
9/6/18	118665301	MCCRAVY, JAMES MADISON APTS/PROV PT.	RELEASE ASSESSMENT PREVIOUSLY APPROVED BY COUNCIL	2016	5241						27581.45	27,581.45
9/11/18	36	GREYHOUND LINE	UNDER \$5 TOTAL BILL	2018	5435	501	2.40					2.40
9/21/18	10777101	3D MARKETING	OUT OF BUSINESS	2018	5386	12,550	60.24	6.02				66.26
9/21/18	133373101	TRICOM INDUSTRIAL	OUT OF BUSINESS	2018	2446	15,616	74.96	7.50				82.46



CITY OF ROCKINGHAM  
MONTHLY RELEASES REGISTER  
SEPTEMBER 30, 2018

DATE	ACCOUNT	NAME	EXPLANATION	YEAR	BILL #	VALUE	CITY TAX	CITY LATE	INTEREST	ADVERTISING	SP. ASSESS.	RELEASED
9/21/18	22588101	LIDL US OPERATIONS LLC	CORRECT LISTING AMOUNT	2018	3259	53,006	254.43					254.43
												0.00
												0.00
		TOTALS				122,992	631.06	33.62	0.00	0.00	33,534.49	34,199.17

CITY OF ROCKINGHAM  
 MONTHLY REFUNDS REGISTER  
 SEPTEMBER 30, 2018

DATE	ACCOUNT	NAME	EXPLANATION	YEAR	AMOUNT	TAGS/LATE LIST	INTEREST	REFUNDED	CHECK #
9/5/18	6450302	DEANE, MYRA U	TAXPAYER PAID TWICE BY ACCIDENT	2018	822.35			822.35	71553
9/25/18	6260421	BARNES MOTOR & PARTS CO	VEHICLE TAX REFUND	2018	25.09			25.09	
9/25/18	16299980	BARNES MOTOR & PARTS CO	VEHICLE TAX REFUND	2018	15.56			15.56	65.74
9/25/18	9136724	BARNES MOTOR & PARTS CO	VEHICLE TAX REFUND	2018	19.30			19.30	71699
9/25/18	16296251	BARNES MOTOR & PARTS CO	VEHICLE TAX REFUND	2018	5.79			5.79	
9/25/18	40913647	KENNEDY, VICKI K	VEHICLE TAX REFUND	2018	9.07			9.07	71706
9/25/18	36669508	MARTIN, JIMMY R III	VEHICLE TAX REFUND	2018	7.60			7.60	71707
9/25/18	16294682	SAUNDERS, MELANIE	VEHICLE TAX REFUND	2018	9.03			9.03	71713
								0.00	
		TOTALS			\$913.79	\$0.00	\$0.00	\$913.79	

## MEMORANDUM

To: Mayor Steve Morris and City Council Members

From: John R. Massey, Jr., Assistant City Manager

Date: September 28, 2018

Re: Demolition Ordinance for Dilapidated Dwelling located at **217 McArthur Drive**

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City staff recommends the City Council approve a demolition ordinance for the dilapidated dwelling located at 217 McArthur Drive and identified as Richmond County PIN 7473-18-31-6079. A copy of the demolition ordinance and photographs of the property are included in the agenda packet.

As background information, City staff initiated minimum housing proceedings in April of 2018. The property owner, Fred E. Adcock, Jr., and parties of interest were notified of a hearing with the Code Enforcement Officer regarding the condition of the dwelling. The notice was sent via certified and regular mail; published in the Richmond County Daily Journal; and posted on the subject property. The property owner did attend the hearing. The Code Enforcement Officer issued his findings of fact and directed the property owners to either repair or demolish the dwelling by September 11, 2018. Again, the notice was sent via certified and regular mail; published in the Richmond County Daily Journal; and posted on the subject property. No action has been taken by anyone to date regarding the condition of the subject property.

**AN ORDINANCE DIRECTING THE BUILDING INSPECTOR TO REMOVE OR DEMOLISH THE PROPERTY HEREIN DESCRIBED AS UNFIT FOR HUMAN HABITATION AND DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE SAME MAY NOT BE OCCUPIED.**

**WHEREAS**, the City Council of the City of Rockingham finds that the dwelling described herein is unfit for human habitation under the City Housing Code, and that all the procedures of the Housing Code have been complied with; and

**WHEREAS**, this dwelling should be removed or demolished, as directed by the Building Inspector, and should be placarded by placing thereon a notice prohibiting use for human habitation; and

**WHEREAS**, the owner of this dwelling, Fred E. Adcock, Jr. (heir to Monnie Adcock), has been given a reasonable opportunity to bring the dwelling up to the standards of the Housing Code in accordance with G.S. 160A-443 (5) pursuant to an order issued by the Building Inspector on June 13, 2018 and the owner has failed to comply with the order;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockingham, that:

- Section 1. The Building Inspector is hereby authorized and directed to place a placard containing the legend *"This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful."* on the building located at 217 McArthur Drive and identified by Richmond County PIN# 7473-18-31-6079.
- Section 2. The Building Inspector is hereby authorized and directed to proceed to remove or demolish the above described dwelling in accordance with his order to the owner thereof dated June 13, 2018 and in accordance with the Housing Code and G.S. 160A-443.
- Section 3. (a) The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the City Tax Collector and City Clerk, and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of G.S. Chapter 160A
- (b) Upon completion of the required removal or demolition, the Building Inspector shall sell the materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Building Inspector shall certify the remaining balance to the Tax Collector. If a surplus remains after sale of the materials and satisfaction of the cost of removal or demolition, the Building Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by G.S 160A-446.

Section 4. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

Section 5. This ordinance shall become effective upon its adoption.

**Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018**

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

NORTH CAROLINA

RICHMOND COUNTY

I, a Notary Public of the County and State aforesaid, certify that Sabrina Y. McDonald personally appeared before me this day and acknowledged that she is City Clerk of the City of Rockingham, a North Carolina municipal corporation, and that by authority duly given and as an act of the corporation, the foregoing instrument was signed in its name by its Mayor, sealed with its municipal seal and attested by herself as its City Clerk.

Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public

My Commission expires:

\_\_\_\_\_

217 McArthur Drive



## MEMORANDUM

To: Mayor Steve Morris and City Council Members

From: John R. Massey, Jr., Assistant City Manager

Date: September 28, 2018

Re: Demolition Ordinance for Dilapidated Dwelling located at **135 South Street**

---

City staff recommends the City Council approve a demolition ordinance for the dilapidated dwelling located at 135 South Street and identified as Richmond County PIN 7462-08-87-6750. A copy of the demolition ordinance and photographs of the property are included in the agenda packet.

As background information, City staff initiated minimum housing proceedings in April of 2018. The property owner, the Estate of Richard and Minnie L. Barber (c/o Robert W. Barber), and parties of interest were notified of a hearing with the Code Enforcement Officer regarding the condition of the dwelling. The notice was sent via certified and regular mail; published in the Richmond County Daily Journal; and posted on the subject property. No one attended the hearing. The Code Enforcement Officer issued his findings of fact and directed the property owners to either repair or demolish the dwelling by September 11, 2018. Again, the notice was sent via certified and regular mail; published in the Richmond County Daily Journal; and posted on the subject property. No action has been taken by anyone to date regarding the condition of the subject property.

**AN ORDINANCE DIRECTING THE BUILDING INSPECTOR TO REMOVE OR DEMOLISH THE PROPERTY HEREIN DESCRIBED AS UNFIT FOR HUMAN HABITATION AND DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE SAME MAY NOT BE OCCUPIED.**

**WHEREAS**, the City Council of the City of Rockingham finds that the dwelling described herein is unfit for human habitation under the City Housing Code, and that all the procedures of the Housing Code have been complied with; and

**WHEREAS**, this dwelling should be removed or demolished, as directed by the Building Inspector, and should be placarded by placing thereon a notice prohibiting use for human habitation; and

**WHEREAS**, the owner of this dwelling, the Estate of Richard and Minnie L Barber. (c/o Robert W. Barber), has been given a reasonable opportunity to bring the dwelling up to the standards of the Housing Code in accordance with G.S. 160A-443 (5) pursuant to an order issued by the Building Inspector on June 13, 2018 and the owner has failed to comply with the order;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockingham, that:

- Section 1. The Building Inspector is hereby authorized and directed to place a placard containing the legend "*This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful.*" on the building located at 135 South Street and identified by Richmond County PIN# 7462-08-87-6750.
- Section 2. The Building Inspector is hereby authorized and directed to proceed to remove or demolish the above described dwelling in accordance with his order to the owner thereof dated June 13, 2018 and in accordance with the Housing Code and G.S. 160A-443.
- Section 3. (a) The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the City Tax Collector and City Clerk, and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of G.S. Chapter 160A
- (b) Upon completion of the required removal or demolition, the Building Inspector shall sell the materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Building Inspector shall certify the remaining balance to the Tax Collector. If a surplus remains after sale of the materials and satisfaction of the cost of removal or demolition, the Building Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by G.S 160A-446.



Section 4. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

Section 5. This ordinance shall become effective upon its adoption.

**Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018**

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

NORTH CAROLINA

RICHMOND COUNTY

I, a Notary Public of the County and State aforesaid, certify that Sabrina Y. McDonald personally appeared before me this day and acknowledged that she is City Clerk of the City of Rockingham, a North Carolina municipal corporation, and that by authority duly given and as an act of the corporation, the foregoing instrument was signed in its name by its Mayor, sealed with its municipal seal and attested by herself as its City Clerk.

Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public

My Commission expires:

\_\_\_\_\_

135 South Street



## MEMORANDUM

To: Mayor Steve Morris and City Council Members

From: John R. Massey, Jr., Assistant City Manager

Date: September 28, 2018

Re: Demolition Ordinance for Dilapidated Dwelling located at **218 Ashley Street**

---

City staff recommends the City Council approve a demolition ordinance for the dilapidated dwelling located at 218 Ashley Street and identified as Richmond County PIN 7463-11-55-4863. A copy of the demolition ordinance and photographs of the property are included in the agenda packet.

As background information, City staff initiated minimum housing proceedings in April of 2018. The property owner, the John B. Hudson, and parties of interest were notified of a hearing with the Code Enforcement Officer regarding the condition of the dwelling. The notice was sent via certified and regular mail; published in the Richmond County Daily Journal; and posted on the subject property. No one attended the hearing. The Code Enforcement Officer issued his findings of fact and directed the property owners to either repair or demolish the dwelling by September 11, 2018. Again, the notice was sent via certified and regular mail; published in the Richmond County Daily Journal; and posted on the subject property. No action has been taken by anyone to date regarding the condition of the subject property.

**AN ORDINANCE DIRECTING THE BUILDING INSPECTOR TO REMOVE OR DEMOLISH THE PROPERTY HEREIN DESCRIBED AS UNFIT FOR HUMAN HABITATION AND DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE SAME MAY NOT BE OCCUPIED.**

**WHEREAS**, the City Council of the City of Rockingham finds that the building described herein is unfit for human habitation under the City Abandoned Structure Ordinance, and that all the procedures of the Abandoned Structure Ordinance have been complied with; and

**WHEREAS**, this building should be removed or demolished, as directed by the Building Inspector, and should be placarded by placing thereon a notice prohibiting use for human habitation; and

**WHEREAS**, the owners of this building, Margaret W. Watson has been given a reasonable opportunity to bring the building up to the standards of the Abandoned Structure Ordinance in accordance with G.S. 160A-443 (5) pursuant to an order issued by the Building Inspector on June 13, 2018 and the owner has failed to comply with the order;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockingham, that:

- Section 1. The Building Inspector is hereby authorized and directed to place a placard containing the legend "*This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful.*" on the building located at 647 McNair Street and identified by Richmond County PIN# 7463-01-38-4349.
- Section 2. The Building Inspector is hereby authorized and directed to proceed to remove or demolish the above described building in accordance with his order to the owner thereof dated June 13, 2018, and in accordance with the Abandoned Structure Ordinance and G.S. 160A-443.
- Section 3. (a) The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the City Tax Collector and City Clerk, and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of G.S. Chapter 160A
- (b) Upon completion of the required removal or demolition, the Building Inspector shall sell the materials of the building and credit the proceeds against the cost of removal or demolition. The Building Inspector shall certify the remaining balance to the Tax Collector. If a surplus remains after sale of the materials and satisfaction of the cost of removal or demolition, the Building Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by G.S 160A-446.

Section 4. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

Section 5. This ordinance shall become effective upon its adoption.

**Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018.**

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

NORTH CAROLINA

RICHMOND COUNTY

I, a Notary Public of the County and State aforesaid, certify that Sabrina Y. McDonald personally appeared before me this day and acknowledged that she is City Clerk of the City of Rockingham, a North Carolina municipal corporation, and that by authority duly given and as an act of the corporation, the foregoing instrument was signed in its name by its Mayor, sealed with its municipal seal and attested by herself as its City Clerk.

Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public

My Commission expires:

\_\_\_\_\_

218 Ashley Street



## MEMORANDUM

To: Mayor Steve Morris and City Council Members

From: John R. Massey, Jr., Assistant City Manager

Date: September 28, 2018

Re: Demolition Ordinance for Dilapidated Dwelling located at **647 McNair Street**

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City staff recommends the City Council approve a demolition ordinance for the dilapidated building located at 647 McNair Street and identified as Richmond County PIN 7463-01-38-4349. A copy of the demolition ordinance and photographs of the property are included in the agenda packet.

As background information, City staff initiated abandoned structure proceedings in April of 2018. The property owner, Margaret W. Watson, and parties of interest were notified of a hearing with the Code Enforcement Officer regarding the condition of the building. The notice was sent via certified and regular mail; published in the Richmond County Daily Journal; and posted on the subject property. No one attended the hearing. The Code Enforcement Officer issued his findings of fact and directed the property owners to either repair or demolish the building by September 11, 2018. Again, the notice was sent via certified and regular mail; published in the Richmond County Daily Journal; and posted on the subject property. No action has been taken by anyone to date regarding the condition of the subject property.

**AN ORDINANCE DIRECTING THE BUILDING INSPECTOR TO REMOVE OR DEMOLISH THE PROPERTY HEREIN DESCRIBED AS UNFIT FOR HUMAN HABITATION AND DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE SAME MAY NOT BE OCCUPIED.**

**WHEREAS**, the City Council of the City of Rockingham finds that the dwelling described herein is unfit for human habitation under the City Housing Code, and that all the procedures of the Housing Code have been complied with; and

**WHEREAS**, this dwelling should be removed or demolished, as directed by the Building Inspector, and should be placarded by placing thereon a notice prohibiting use for human habitation; and

**WHEREAS**, the owner of this dwelling, the John B. Hudson, has been given a reasonable opportunity to bring the dwelling up to the standards of the Housing Code in accordance with G.S. 160A-443 (5) pursuant to an order issued by the Building Inspector on June 13, 2018 and the owner has failed to comply with the order;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockingham, that:

- Section 1. The Building Inspector is hereby authorized and directed to place a placard containing the legend *"This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful."* on the building located at 218 Ashley Street and identified by Richmond County PIN# 7463-11-55-4863.
- Section 2. The Building Inspector is hereby authorized and directed to proceed to remove or demolish the above described dwelling in accordance with his order to the owner thereof dated June 13, 2018 and in accordance with the Housing Code and G.S. 160A-443.
- Section 3. (a) The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the City Tax Collector and City Clerk, and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of G.S. Chapter 160A
- (b) Upon completion of the required removal or demolition, the Building Inspector shall sell the materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Building Inspector shall certify the remaining balance to the Tax Collector. If a surplus remains after sale of the materials and satisfaction of the cost of removal or demolition, the Building Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by G.S 160A-446.



Section 4. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

Section 5. This ordinance shall become effective upon its adoption.

**Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018**

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

NORTH CAROLINA

RICHMOND COUNTY

I, a Notary Public of the County and State aforesaid, certify that Sabrina Y. McDonald personally appeared before me this day and acknowledged that she is City Clerk of the City of Rockingham, a North Carolina municipal corporation, and that by authority duly given and as an act of the corporation, the foregoing instrument was signed in its name by its Mayor, sealed with its municipal seal and attested by herself as its City Clerk.

Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public

My Commission expires:

\_\_\_\_\_

647 McNair Street



## MEMORANDUM

To: Mayor Steve Morris and City Council Members

From: John R. Massey, Jr., Assistant City Manager

Date: September 28, 2018

Re: Conveyance of Property for Shell Building Construction in Industrial Park West

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City staff recommends the City Council convey approximately 10 acres on Enterprise Drive in the City's Industrial Park West (as illustrated on the attached map) to the Richmond Economic Development Corporation (REDC) for construction of a new shell building. As the Mayor and Council are aware, the shelling building program has proven to be a useful economic development tool for the City and the County. This will be the fifth one constructed. The recruit of certain businesses is sometimes easier when prospects can lay eyes on a new building with a blank canvas for possible upfits on the interior.

**Staff Report to Planning and Zoning Board**  
**Agenda Item: IV.A**  
**September 4, 2018**

**Issue:**

Rezoning Request: Par 5 Development Group, LLC has submitted a request to rezone approximately 1.35 acres located at 100 County Home Road and identified as a portion of Richmond County PIN 7472-02-59-4310 from Office-Institutional (O-I) to Highway Business (B-3).

**Background:**

On August 17, 2018, Par 5 Development, LLC submitted a request to rezone approximately 1.35 acres located at 100 County Home Road from Office-Institutional (O-I) to Highway Business (B-3). The subject property is a portion of the former Covington Rest Home site. The applicant is in the process of acquiring the subject property for a small commercial development.

As set forth in Section 3.01 of the UDO, the Office Institutional (O-I) zoning district is generally intended to accommodate and provide for the development of professional, medical and institutional uses in an office park or campus like environment and provide areas for high density residential developments. The Highway Business (B-3) zone is generally intended to provide for extensive commercial development with easy accessibility and adequate parking and landscaping along major thoroughfares and at major intersections.

**Staff Comments:**

1. A zoning map and an aerial map illustrating the location of the subject property is included in the agenda packet for the Board's reference.
2. City staff has proposed to expand the rezoning request to include an additional portion of the former Covington Rest Home site as well as the Dorsett Printing property and the National Guard Armory (for total rezoned area approximately 11.2 acres). The current property owners of the former Covington Rest Home site (Randy Jordan and Jay Denham) are amenable to rezoning the remainder of their property as proposed by City staff.
3. The National Guard Armory is a legal nonconforming use because an armory is not permissible in the O-I zone as set forth in Section 3.05 of the UDO. An armory is allowed as a permitted use in the B-3 zone. Thus, the inclusion of the armory property in the rezoning will make it a conforming use.
4. The Dorsett Printing use is permissible in either the O-I or B-3 zone. Assuming the other properties are rezoned as recommended by City staff, there is no reason not to include the Dorsett Printing property in the request. Not doing so, will indirectly create a spot zoning situation since all adjoining properties will be zoned B-3.
5. City staff has proposed to leave the eastern most portion of the former Covington Rest Home property zone as is (O-I and R-8), in order to provide a transitional buffer for the residential property owners that adjoin the site along Avalon Drive.

**Staff Recommendation:**

City staff recommends the Board review the proposed rezoning request and recommend the City Council rezone the property as proposed by City staff.

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**Planning Board Recommendation:**

The Planning Board reviewed the request on September 4, 2018 and recommended unanimously the City Council rezone the property as recommended by City staff.



# Property Conveyance

Conveyance of Approximately 10 acres located on Enterprise Drive in the City's Industrial Park West to Richmond County for Construction of a 5th Shelling Building



Scale:  
1" = 300'



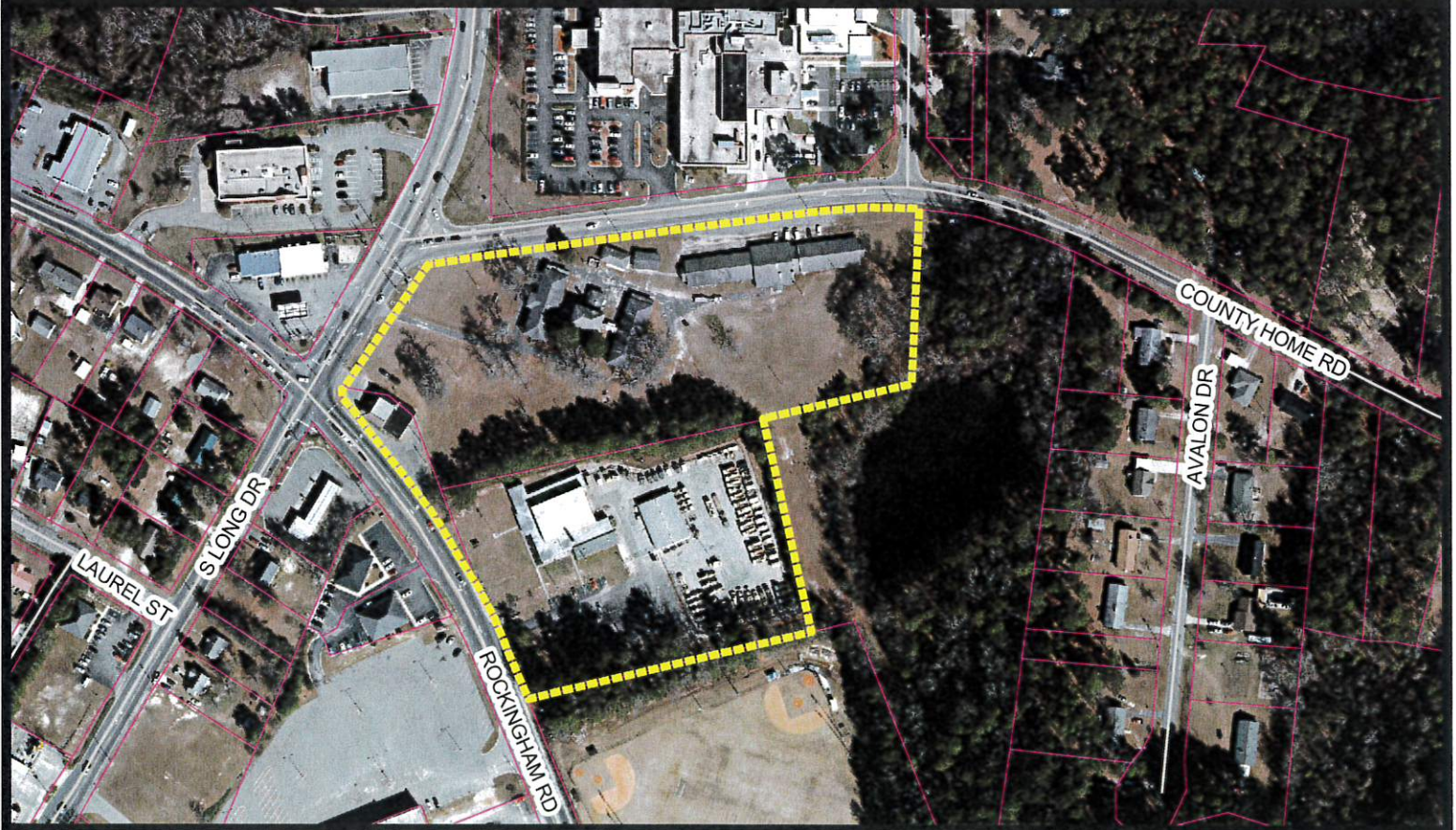
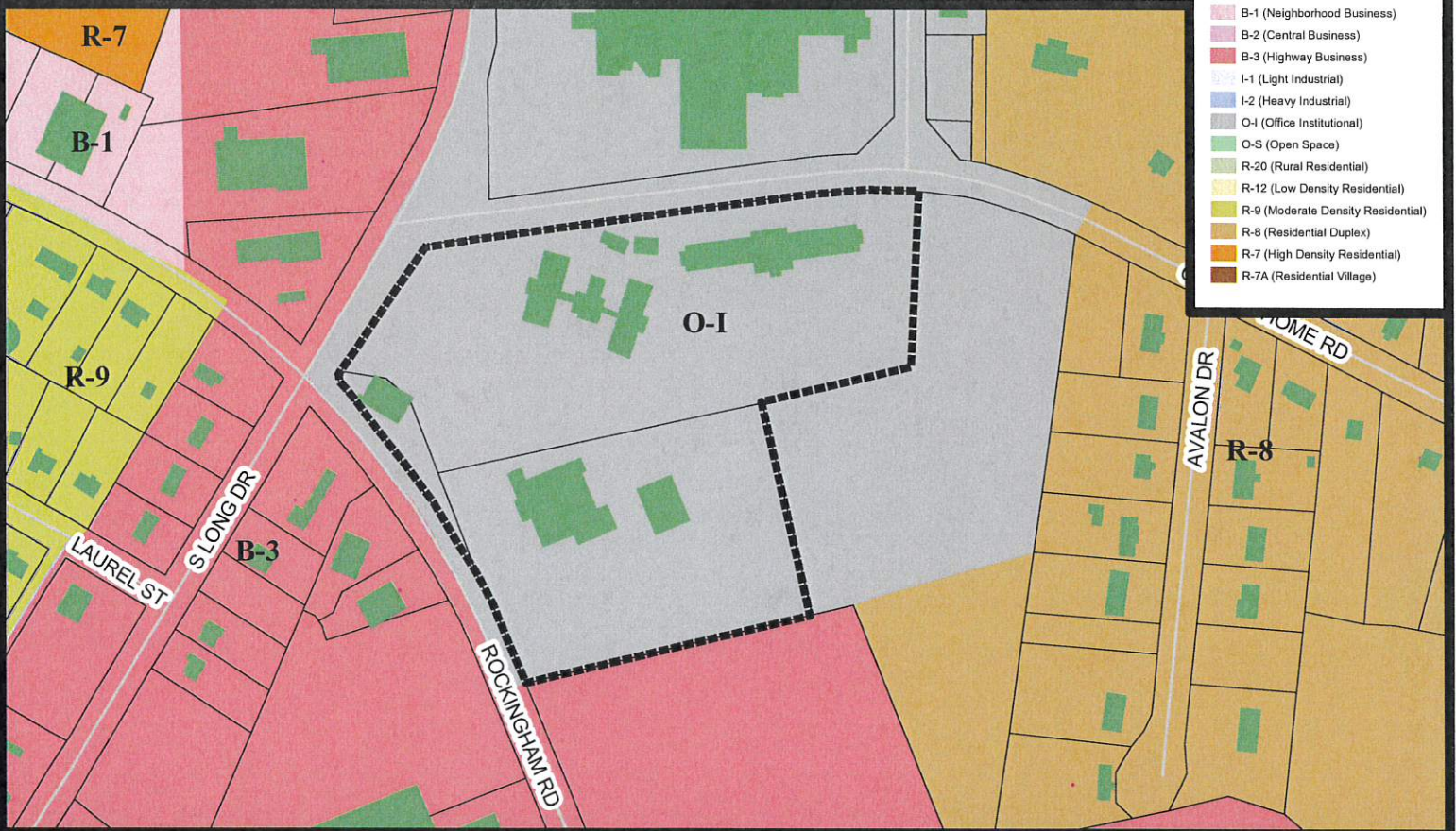
# Proposed Rezoning

## Office-Institutional (O-I) to Highway Business (B-3)



Scale:  
 1" = 300'

- Subject Property
- BuildFootprints
- AE (Floodplain)
- SHADED X (Floodplain)
- AEFW (Floodway)
- Street Names
- Address Data
- B-1 (Neighborhood Business)
- B-2 (Central Business)
- B-3 (Highway Business)
- I-1 (Light Industrial)
- I-2 (Heavy Industrial)
- O-I (Office Institutional)
- O-S (Open Space)
- R-20 (Rural Residential)
- R-12 (Low Density Residential)
- R-9 (Moderate Density Residential)
- R-8 (Residential Duplex)
- R-7 (High Density Residential)
- R-7A (Residential Village)



TO: Mayor Steve Morris  
Council Members  
City Manager, Monty Crump

FROM: Sabrina Y. McDonald, City Clerk

DATE: May 8, 2018/ Updated 9/24/18

SUBJECT: Upcoming Board Appointments/Reappointments

Based on the action taken by Council at the September meeting, these are the board appointments that need to be addressed at the October 9, 2018 Council meeting. I have attached a list.

**ABC BOARD - 3-Year Term**

- 1) **Robert "Bob" McLester**--Initial appointment 6-2006 thru 6-2009.  
1<sup>st</sup> Reappointment 7/1/09 thru 6/30/12  
2<sup>nd</sup> reappointment 7/1/2012 thru 6/30/15  
3<sup>rd</sup> reappointment 7/1/15 ends 6-30-18.

**NOT ELIGIBLE FOR REAPPOINTMENT. Plaque Needed.**

**RICHMOND COUNTY PUBLIC LIBRARY – 3 Year Term**

- 1) Elaine Wilson--Initial appointment 7-14-15 thru 6-30-18  
**ELIGIBLE FOR REAPPOINTMENT.**

**Historic Preservation Board-**

- 1) Fred Nance. Mr. Nance has indicated to City Staff that he will be unable to accept a reappointment to the Board.

**ROCKINGHAM HOUSING AUTHORITY 5 Year Term**

**(MAYORIAL APPOINTMENT ONLY)**

- 1) **David Stogner**—Initial Appt. 12/17/13 thru 8/31/2018  
**Eligible for Reappointment**
- 2) **Marc Humann**--Initial Appointment 6/11/13 thru 8/31/2018  
**Eligible for Reappointment**
- 3) **Sandra Smith**-- Initial Appointment 7/2008 thru 8/31/2013  
1<sup>st</sup> Reappointment – 9/1/2013-8/31/2018  
**NOT ELIGIBLE FOR REAPPOINTMENT**



**DEPARTMENTAL  
ACTIVITY REPORTS  
for  
COUNCIL'S INFORMATION**



**FIRE CHIEF**  
HAROLD ISLER  
**ADMIN. ASST.**  
KRISTY PLAYER

### September-18

We are pleased to submit the monthly fire report on the activities undertaken by the Rockingham Fire Department during the month of September 2018.

Total Alarms:	<u>105</u>	In Town:	<u>105</u>	Out of Town:	<u>105</u>
Turn In Alarms:	<u>1</u>	Silent Alarms:	<u>104</u>	Structure fire:	<u>2</u>
Wrecks:	<u>19</u>	Alarm Malf:	<u>23</u>	Good Intent:	<u>9</u>
Service Call:	<u>19</u>	Assist Police:	<u>1</u>	Trash/outside fire:	<u>2</u>
Power line down:	<u>20</u>	Assist Ems:	<u>1</u>	Unauthorized burn:	<u>0</u>
Smoke scare:	<u>1</u>	Water rescue:	<u>1</u>	Vehicle fire:	<u>1</u>
Electrical:	<u>4</u>	Co detector:	<u>2</u>	Mutual Aid:	<u>0</u>

### Hours Spent on Calls: 26 hours 52 minutes

Total Property Exposed to Fire:	<u>\$38,160,000.00</u>
Total Property Damaged by Fire:	<u><u>\$352,000.00</u></u>
Total Property Saved:	<u><u>\$37,808,000.00</u></u>

During the month of September members of the fire department averaged 19 training hours per person; part-paid members averaged 4 hours per person for the month.

### Public Life & Safety:

- ~Installed 3 car seats
- ~Fire extinguisher class was held at Mt. Olive Child Care Center
- ~72 calls were result of Hurricane Florence

Respectfully Submitted,

Harold Isler  
Fire Chief

To: Monty Crump, City Manager  
From: Dave Davis, Recreation Director  
Date: October 2, 2018  
Subject: Activity Report

The following is an update on activities involving our Parks and Recreation Department this month.

Youth Soccer – The challenging weather conditions over the past two weeks have resulted in the cancellation and re-scheduling of over 50 soccer matches throughout our nine leagues. Hopefully, this is behind us and we can move forward with a finish date around November 3<sup>rd</sup>.

Youth Volleyball – Registration continues for this program through October 15<sup>th</sup>.

Youth Basketball – Preparation for this program has already begun with registration beginning Monday, October 22<sup>nd</sup> and concluding Tuesday, November 20<sup>th</sup>.

Halloween “Trunk-or-Treat” – Plans are coming together for our thirteenth annual “Trunk-or-Treat” Wednesday, October 31<sup>st</sup>. Last year’s event was very successful and we anticipate and hope for a similar result this year.

Hinson Lake – This facility recently hosted an ultra-marathon race that has become an annual event for many of these long distance runners. Almost 400 participants from as many as seven states were represented and seemed to thoroughly enjoy the beauty this facility offers.



W.D. Kelly, Chief of Police

To: Monty Crump

From: W. D. Kelly *NDK*  
Chief of Police

Date: October 1, 2018

Ref: September Activity Report

On behalf of the Rockingham Police Department, I am pleased to submit this report for your consideration. The following activities have been undertaken by officers of the Rockingham Police Department.

<b>Total Calls for the Month:</b>	<b><u>1484</u></b>
<b>Animal Control Calls:</b>	<b><u>48</u></b>
<b>Alarm Calls</b>	<b><u>208</u></b>
<b>Escorts:</b>	<b><u>82</u></b>
<b>Unlock Vehicles:</b>	<b><u>100</u></b>
<b>Battery Boosts</b>	<b><u>2</u></b>
<b>Charges Generating Arrest:</b>	
<b>Felonies:</b>	<b><u>30</u></b>
<b>Misdemeanors:</b>	<b><u>79</u></b>
<b>Drug Violations:</b>	<b><u>6</u></b>
<b>Juvenile:</b>	<b><u>8</u></b>
<b>Warrants Served:</b>	<b><u>131</u></b>
<b>Citations:</b>	<b><u>113</u></b>

**Accidents Reported/Investigated:**

<b>Property Damage only:</b>	<b><u>41</u></b>
<b>Personal Injury:</b>	<b><u>8</u></b>

<b>Officer Hours Spent in Court:</b>	<b><u>40</u></b>
<b>Officer Training Hours Logged</b>	<b><u>75</u></b>

**Items of Interest:**

We weathered Hurricane Florence with very little damage compared to what was possible. Everyone worked as a team and the job was tackled and finished. We are looking forward to Trunk or Treat this Halloween. It time to be scared.... Boo.

