Mayor and Council Communication
Memo Number: 35
Friday, May 14, 2010

CHARLOTTE.

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WEEK IN REVIEW:

Mon (May 17)	Tues (May 18)	Wed (May 19)	Thurs (May 20)	Friday (May 21)
5:00 PM Council Zoning Meeting, Room CH-14		12:30 PM Housing and Neighborhood Development Committee, Rom 280 2:00 PM *Ad Hoc* Ethics Policy Review Committee, Room CH-14		

CALENDAR DETAILS:

Monday, May 17
5:00 pm Council Zoning Meeting, Room CH-14

Wednesday, May 19
12:30 pm Housing and Neighborhood Development Committee, Room 280
AGENDA: Housing Locational Policy review; Ten-Year Implementation Plan to End and Prevent Homelessness

2:00 pm *Ad Hoc* Ethics Policy Review Committee, Room CH-14

May and June calendars are attached.

Attachment included at the end of this document, also available on the left-side table of contents

INFORMATION:

May 18 – Tree Canopy Study Presentation
Staff Resources: Dave Weekly, E&PM, 704-336-4103, dweekly@ci.charlotte.nc.us
Tom Johnson, E&PM, 704-336-3622, tjohnson@ci.charlotte.nc.us

On Tuesday, May 18, the public is invited to a presentation of the Urban Ecosystem Analysis for Mecklenburg County and the City of Charlotte. This analysis will be presented by American Forests. American Forests assesses the health and benefits of urban ecosystems through a process called an Urban Ecosystem Analysis. The reports will focus on the state of Mecklenburg's tree canopy and stream buffer network. This analysis was reported to City Council at the May 3 Council Workshop. Invitations for the May 18 event have been sent to City and County elected officials, City and County staff, the Chamber of Commerce, CCOG (Centralina Council of Governments), key environmental groups, members of the Tree Ordinance Revisions Stakeholder Group and sub-group, the development community and other interested parties. The presentation will begin at 5:30 in room 267 of the Government Center.

Code Enforcement Demolition of 200 Wesley Heights Way - Cannon Cathedral
Staff Resource: Tom Flynn, Neighborhood & Business Services, 704-432-1396, tflynn@charlottenc.gov
Walter Abernethy, Neighborhood & Business Services, 704-336-4213,

wabernethy@charlottenc.gov

Cannon Cathedral is located at 200 Wesley Heights Way in the Seversville neighborhood. The current owner of the property is New Bethel Church Ministries, Inc. The property is zoned urban-residential and consists of three structures including a large sanctuary with significant asbestos contamination.

The property was found to be in violation of Chapter 11 of the City's Housing Code, which addresses abandoned structures, following a complaint by CMPD.

On July 8, 2009, Code Enforcement staff found the buildings unsafe and accessible to the public, creating a public hazard. Photos showing the building's condition are attached. On September 1, 2009, Code Enforcement issued a Finding of Fact and Order to demolish the three buildings. The Charlotte Housing Appeals Board upheld this decision on December 15, 2009.

The award for demolition is $236,090 and staff is recommending the cost of demolition be funded from Business Corridor Revitalization Strategy funds for the following reasons:

- Demolition supports the goals of the Revitalization Strategy by eliminating a blighted influence on the business corridor and prepares the site for eventual redevelopment;
- The site is within the Beatties Ford Road business corridor and adjacent to the Rozzelles Ferry Road business corridor.

Council will be asked to approve the demolition contract at the May 24 Business Meeting

The 4.4 acres of land was recently appraised at $2.8 million. The City will recover the cost of the demolition from either the current property owner, or through a foreclosure sale of the land using the upset bid process. A lien will be placed on the property for the demolition costs. When the lien is paid, proceeds equaling the cost of demolition will be returned to the Business Corridor Revitalization Strategy fund.

After the Charlotte Housing Appeals Board's approval of the City's demolition order in December 2009, Code Enforcement was contacted by Allen Thomas representing Garr Memorial Church. Mr. Thomas requested that the "Jesus Saves" sign, located on the roof of the Canon Cathedral, be saved. According to Mr. Thomas, permission had been granted from New Bethel Ministries, the property's owner, to remove the sign prior to the City's demolition. Code Enforcement provided Garr Memorial a schedule estimate that would allow them ample time to remove the sign, at their cost, prior to the demolition.

The "Jesus Saves" sign is attached to the roof of the Cannon Cathedral extending over 50' high. The roof and the overall structure are completely unstable. Therefore, removal of the sign would be an imminently dangerous operation and could have unintended consequences for the building and any adjacent properties.

Garr Memorial later advised Code Enforcement that they had secured a contractor to remove the sign. Additionally, Code Enforcement was advised that the contractor and property owner wanted to be indemnified from any unintended consequences associated with removing the sign. The City advised Garr Memorial that they could not accept any liability for the sign removal and

reiterated that the removal of the sign should be a private undertaking between the property owner and Garr Memorial.

Code staff recently contacted Mr. Thomas to advise him of the tentative demolition schedule. He indicated he is still working with New Bethel Ministries and a different sign removal contractor to try and salvage the sign prior to demolition.

Attachment included at the end of this document, also available on the left-side table of contents