

# COD-H-25-03-11-00458

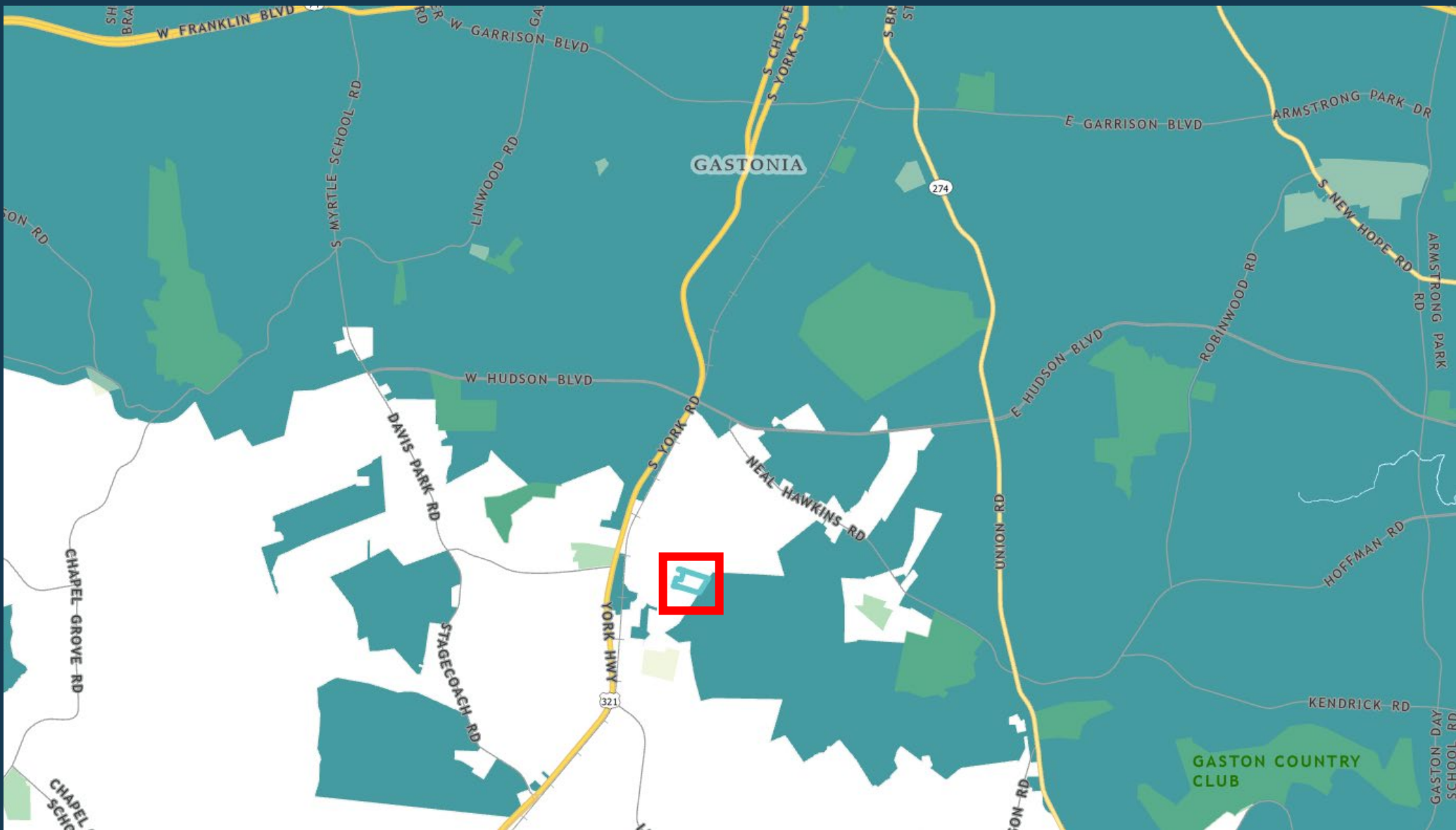
## Request to Demolish

**Applicant:** Planning and Zoning Department

**PID:** 309450

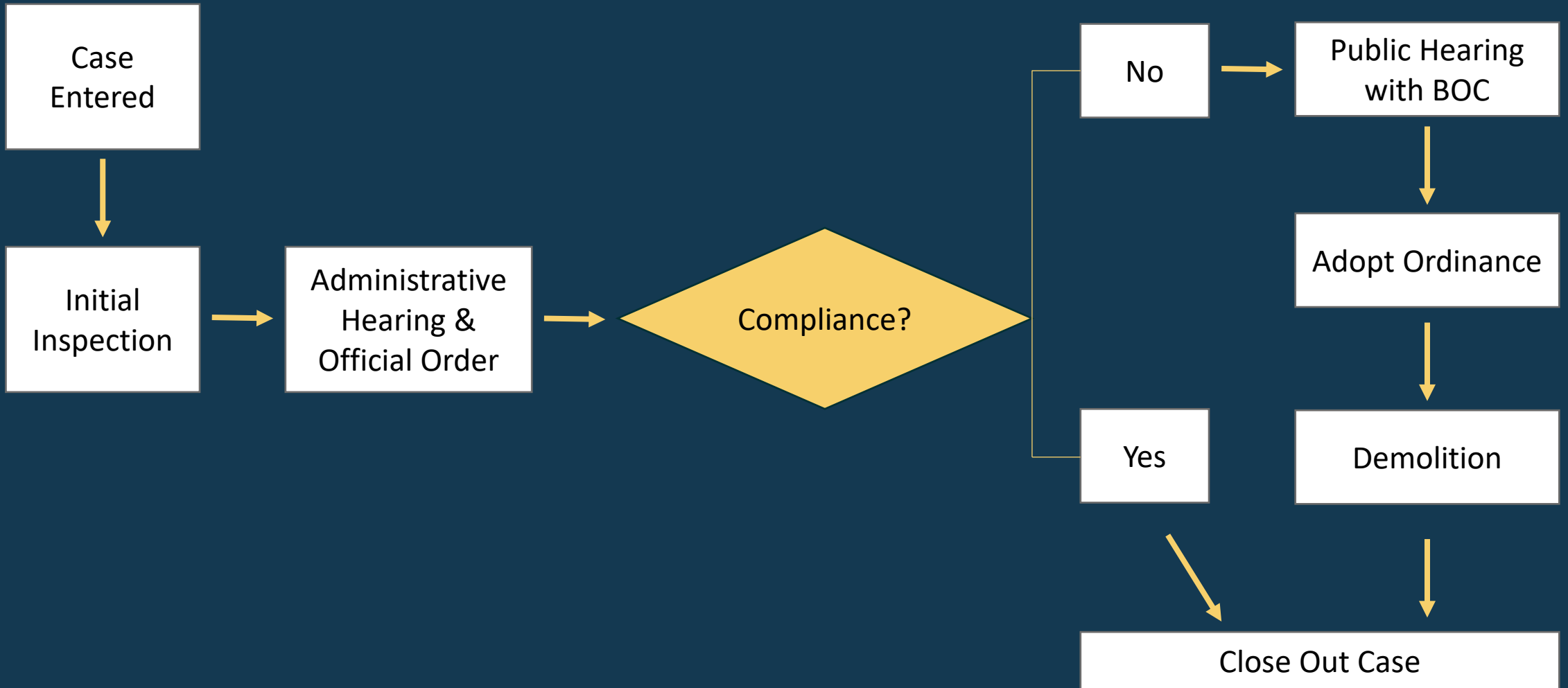
**Request:** Adoption of an ordinance to demolish the structures located at 3014 Birchfield Ln. in Gastonia





*The information provided is not intended to be considered as a legal document or description. This map is believed to be accurate, but Gaston County does not guarantee its accuracy. Maps in this presentation may not be resold, or otherwise used for trade or commercial purposes as defined by NCGS 132-10.*





## PROCESS FOR ABATEMENT OF MINIMUM HOUSING CASES

# Overview

- House was built in 1955
- Property was transferred to the current property owners in 2021
  - Sale Type: Estate File
- Taxes have not been collected on this property - total owed for the real property is \$4,421.39
  - There are outstanding collections for personal property tied to this address as well
- The current tax values are:
  - Land: \$15,000.00
  - Improvements: \$57,280
  - Total: \$72,280

## Primary Property Address

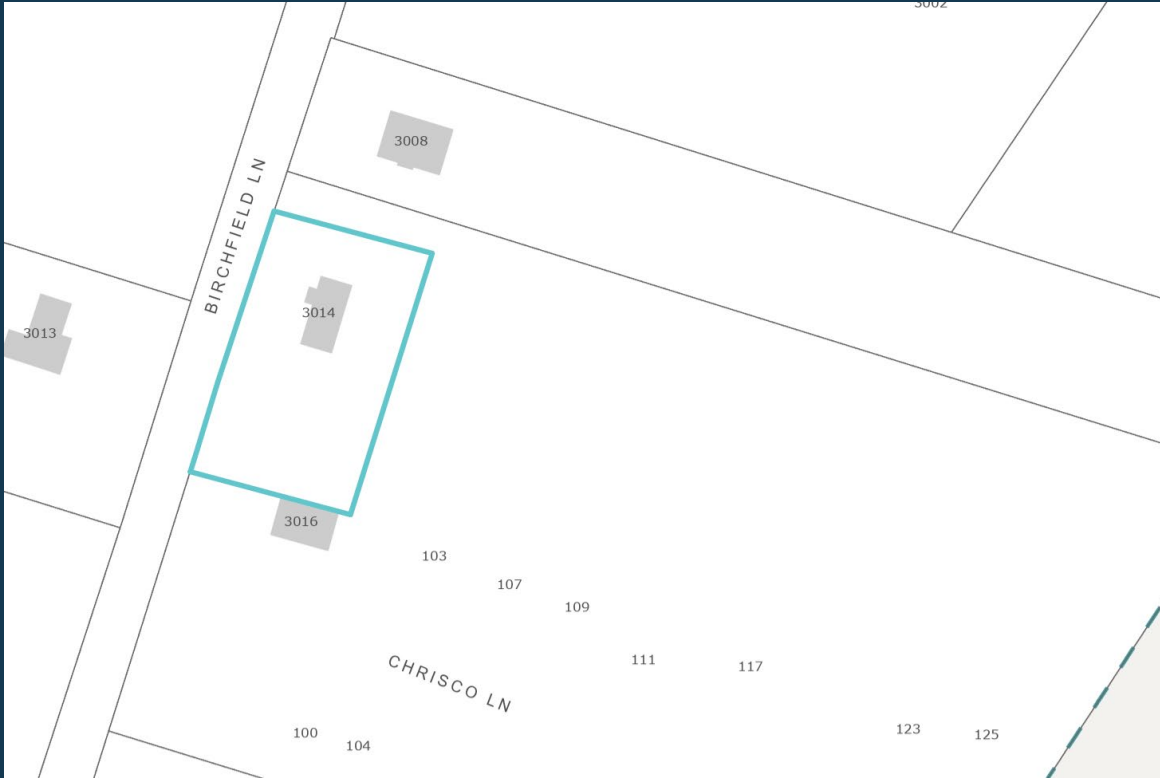
3014 BIRCHFIELD LN  
GASTONIA, NC 28056



141605 03/18/2014

MARKET LAND VALUE	\$15,000
MARKET IMPROVEMENT VALUE	\$57,280
MARKET VALUE	\$72,280
FARM DISCOUNT	NO
EXEMPT	NO
TAXABLE VALUE	\$72,280

# Overview



- Property was originally part of the neighboring manufactured home park, but has been subdivided off
- Since 2023:
  - Six code enforcement cases have been processed
  - 27 total inspections have been made to the site – roughly \$2,900 in inspection time
  - \$3,500 spent on past abatement job
  - Numerous calls to planning and zoning, police, and DSS about this site –
    - Estimate 1 hour per week that staff has reviewed this case for the past two years
    - Roughly 104 hours of meeting and discussion time at a minimum

# Overview

- Departments Involved:
  - Police
  - Planning and Zoning – Code Enforcement
  - Tax Department
  - Department of Social Services

Department	Case Load
Planning and Zoning – Code Enforcement	6 cases since 2023
Police Department	94 calls between January 1, 2022 and February 4, 2025

Estimated Costs – Planning and Zoning	Amount
Inspections – 27 inspections at \$111.00 (staff time, mileage, vehicle)	\$2,997
Staff Time/Coordination – estimating at least 1 hour per week to discuss the property	<p>&gt; 104 hours per staff member</p> <p><i>Includes: inspectors, planners, management, legal, police, tax, DSS have also been involved in multiple meetings</i></p> <p><i>Average planner cost to review:</i></p> <p><i>\$3,780.00</i></p>
Notices and Mail Outs – for 6 cases – estimate a minimum of two signs per case and two certified letters for noticing	<p>\$1,020 in Signs</p> <p>\$63.60 in Postage</p> <p>\$101.00 in Mailed Notices</p>
Abatement – clean up job in 2024	<p>\$3,500.00 – clean up</p> <p>\$755.00 – board up</p> <p>Pending clean up</p>

**Min. Amount Spent to Date: \$12,216.60**





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January 2025





March 2025





07-18-2025 10:27 AM



07-18-2025 10:25 AM

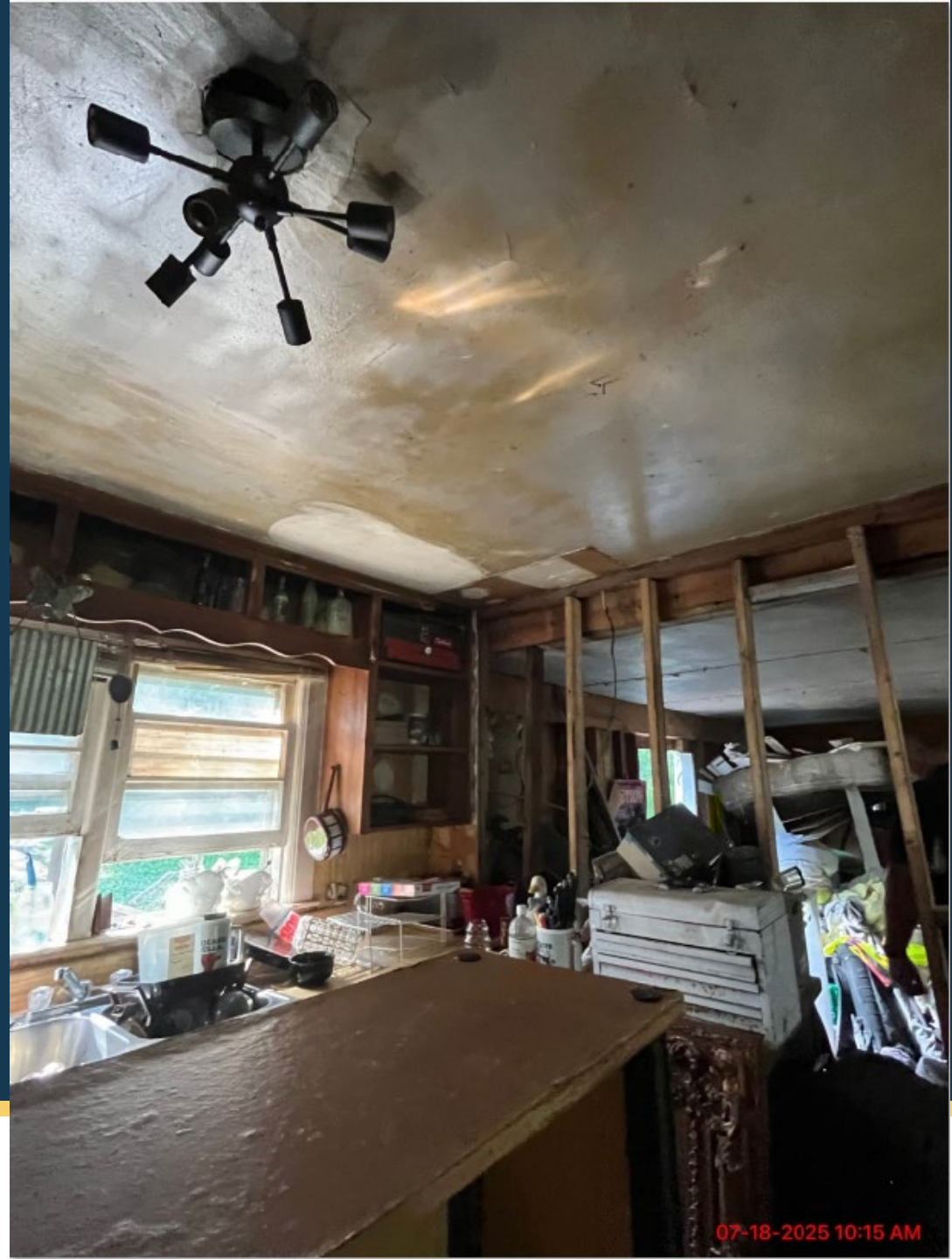
July 2025







07-18-2025 10:18 AM



07-18-2025 10:15 AM

July 2025



GASTON COUNTY  
BUILDING AND DEVELOPMENT SERVICES





July 2025



GASTON COUNTY  
BUILDING AND DEVELOPMENT SERVICES

# Overview

- Notices/letters/calls to owners go un-answered
- The property continues to be a nuisance for the neighborhood
- The property owners were requested to attend an administrative hearing on September 11<sup>th</sup>, however, no one attended
- Staff is recommending demolition of all structures on the property
- Per the ordinance, if the property owner does not comply with the order, the County may cause the dwelling to be abated, and any costs incurred will be placed as a lien upon the property.
- If approved, staff will formally bid out the project in accordance with UG policy.
- After demolition, tax can proceed with foreclosure proceedings