

MANAGEMENT

Town Manager, Nick Holcomb
Town Attorney, Alton Bain
Town Clerk, Karen Wooten
Chief of Police, Ken Storicks
Public Works Director, Rodney Pleasant
Library Director, Teresa Brown
Recreation Director, Mike Collins



GOVERNING BOARD

Mayor Chris Coats
Mayor Pro Tem Jerry Beasley
Commissioner Kelvin Gilbert
Commissioner Allen Mosby
Commissioner Marc Powell
Commissioner J.D. Raynor

FINDINGS OF FACT AND ORDER

File No. HC-22-02

TO: Owners and parties in interest of the property located at **36 E. Erwin Street, (0690 71 8352)**,
Town of Coats, North Carolina.

The undersigned Code Administrator of the Town of Coats, North Carolina pursuant to law conducted a hearing at the time and place stated in the Complaint and Notice heretofore issued and served, or at a time to which the hearing was continued with previous notice to the above-named owners and parties in interest or their agents or attorneys. At the hearing, the Answer, if any, filed by the owners and parties in interest were carefully analyzed and considered by the undersigned. In addition to other evidence presented, the undersigned personally inspected the property described above, and such inspection and examination has been considered, along with the other evidence offered at this hearing.

Upon the record and all of the evidence offered and contentions made, the undersigned Housing Inspector does hereby find the following facts:

1. The above-named owners and parties in interest with respect to the property located at the place specified above were duly served as required by law with written Complaint and Notice of Hearing which set forth the Complaint that the premises located at the above address is unfit for human habitation and in violation of the Town Minimum Housing Code, and the particulars thereof, and fixed a time and place for a hearing upon the Complaint as provided by law. At the hearing, the following owners, persons in interest or their agents or their agents or attorneys, were present and participated therein: **Connie S. Johnson, Andrew Thomas, Jr., Code Administrator and Nick Holcomb, Town Manager**
2. The premises described above violate the Town Minimum Housing Code, by reason of the conditions found to be present and to exist in and about the structure. A portion of the house burned on or about January 29, 2018. The structure has been uninhabitable since that time.
3. Due to these conditions, the building and/or premises described above is found to be in condition within the meaning of the Town Minimum Housing Code, so as to be unfit for human habitation;

Post Office Box 675 • Coats, North Carolina 27521
(910) 897-5183 voice • (910) 897-2662 fax

"The Town of Coats is an Equal Employment Opportunity Employer."

IT IS THEREFORE ORDERED that the owners of the property above are required to bring such property into compliance with the Minimum Housing Code by

- repairing, altering, improving or vacating and closing the deteriorated structure;
- repairing, altering, improving or vacating and demolishing the dilapidated structure;
- cleaning up the premises.

by a date **not later than the 5th day of June, 2022.**

THIS the 5th day of April, 2022.



Andrew Thomas, Jr.
Code Administrator

MANAGEMENT

Nick Holcomb, Town Manager
Alton Bain, Town Attorney
Connie Lassiter, Finance Director/Town Clerk
Ken Storicks, Chief of Police
Rodney Pleasant, Public Works Director
Mike Collins, Recreation Director



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Commissioner Shirley Allen
Commissioner Kelvin Gilbert
Commissioner Allen Mosby
Commissioner Marc Powell

February 9, 2023

Connie S. Johnson
809 S. 12th Street
Erwin, NC 28339

Ms. Johnson:

The Town of Coats has been working with you concerning the property at 36 E. Erwin Street since March 8, 2022. The last water usage at the property was July, 2016. A hearing and inspection was held March 24, 2022. A Findings of Fact and Order were issued as a result of the hearing. A timeline was given until June 5, 2022 to clean up the premises along with repairing, altering, improving or vacating and demolishing the structure.

There was some activity at the property around that time. Since that time very little work, if any; has gone into repairing, altering or improving the structure.

At the regular Town Board meeting on February 9, 2023, an ordinance to order the repair or demolition of the property at 36 E. Erwin Street at a date no later than **May 9, 2023** was adopted. Failure to comply will result with the Code Administrator appearing before the Board of Commissioners on **May 11, 2023** to request an adoption ordering the demolition of the property at 105 E. Washington Street. Please see the attached ordinance.

The Town of Coats would prefer that the structure be improved; however, little or no action has been observed. Please remember that this is an official notice and should not be ignored. Your immediate attention to this matter is required. Thank you for your prompt attention to this matter. If there are any questions, I may be reached at 252-560-8658.

Andrew Thomas, Jr.
Code Administrator
Cc: Nick Holcomb, Town Manager

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Ordinance No. 2-9-23-2

**ORDINANCE DIRECTING PROPERTY OWNER TO COMPLY WITH TOWN OF COATS
MINIMUM HOUSING ORDINANCE AND AFFIRM THE ORDER OF THE CODE
ADMINISTRATOR – 36 E. ERWIN STREET**

WHEREAS, the Town of Coats was made aware that the property at 36 E. Erwin Street was in a state of condition that did not comply with the Town of Coats Minimum Housing Ordinance;

WHEREAS, on March 7, 2022 the Town of Coats sent a certified letter to the property owner of 36 E. Erwin Street setting a hearing on March 24, 2022;

WHEREAS, a hearing was held on March 24, 2022 with the property owner in attendance;

WHEREAS, on April 5, 2022 the Code Administrator prepared Findings of Fact and an Order that the property be cleaned and repaired by June 5, 2022;

WHEREAS, on April 5, 2022 the property at 105 E. Washington was posted with a sign stating "CONDEMNED-UNFIT FOR HABITATION" (this sign was removed twice);

WHEREAS, no appeal was filled upon initial notification and an informal request to extend the time to comply to November 10, 2022 was granted;

WHEREAS, to date little to modest efforts have been made to repair the structure at 36 E. Erwin Street;

NOW, THEREFORE, the Town of Coats Code Administrator requests that the Board of Commissioners consider the adoption of this ordinance to order the repair or demolition of the property at 36 E. Erwin Street at a date no later than May 9, 2023. Failure to comply will result with the Code Administrator appearing before the Board of Commissioners on May 11, 2023 to request an adoption ordering the demolition of the property at 36 E. Erwin Street.

This ordinance shall be effective from and after its adoption.

DULY ADOPTED this 9th day of February, 2023.

Chris Coats, Mayor

ATTEST:

Connie Lassiter, Town Clerk