



Board Meeting Agenda Abstract

Tuesday, December 16, 2025

Location:

Agenda Item

Condemnation Ordinance - 496 and 498 Longfellow Street - (Hinnant) - Item 10.B

Item Explanation

The purpose of this agenda item is to approve an ordinance directing the demolition and removal of a building at 496 and 498 Longfellow Street, pursuant to North Carolina General Statute 160D - 1203.

Staff Comments

The Town's Inspection Department has inspected the property located at 496 & 498 Longfellow Street and has deemed it unfit for human habitation due to dilapidation, fire hazards, and the lack of sanitary facilities. The property has been deemed unsafe, unsanitary, and dangerous to the health of community residents.

The Inspections Department has followed through on the building condemnation process pursuant to NCGS 160D-1203 and has conducted the necessary findings of fact and public hearings. On December 9, 2025, a Findings of Fact with Condemnation was sent to the property owner (Capital Match LLC) stating that the Town would demolish and remove the building and place a lien against the property. This lien will be collected in accordance with Article 10 of N.C. Gen. Stat. 160A.

Upon the Town Board's adoption of the ordinance to demolish the property, the Town will proceed with demolition and removal of the building's structure. The ordinance has been reviewed and approved by the Town Attorney.

Fiscal Note

Yes

Bids will be requested for the demolition cost. The Contract Services line item in the Inspections Department budget will be used for demolition cost.

Recommendation

MOTION TO: Adopt the condemnation ordinance for 496 and 498 Longfellow Street directing the demolition and removal of a building as presented and recommended.

ATTACHMENTS

[496 and 498 Longfellow Street-Condemnation Ordinance.docx](#)