

**CITY COUNCIL REGULAR MEETING  
500 S. JOHNSON STREET  
MONROE, NORTH CAROLINA 28112  
JUNE 23, 2026 – 6:00 P.M.  
AGENDA  
[www.monroenc.org](http://www.monroenc.org)**

**RECOGNITIONS**

1. Invocation
2. Pledge of Allegiance

**AGENDA ADOPTION**

**PUBLIC HEARING**

Please adhere to the following guidelines:

- Proceed to the podium, and state your name and address clearly;
  - Be concise; avoid repetition; limit comments to three (3) minutes or less;
  - Designate a spokesperson for large groups.
3. Declaring Property Located at 609 Winchester Avenue Unfit for Human Habitation and Order Dwelling be Repaired, Altered, Improved or Demolished
    - A. Public Hearing
    - B. Action

**RECOGNITION**

4. Public Comment Period
  - **Agenda** is tentative and is subject to change up to and including the time of the Meeting.
  - **Addressing Item on Agenda:** Prior to the Meeting, please complete the Sign-up Sheet located in the Lobby area. Each speaker will be limited to three minutes.
  - **Addressing Item Added to Agenda during Meeting:** Please raise your hand during the item you wish to address. Each speaker will be limited to three minutes.
  - **Cell Phones/Pagers:** As a courtesy, please turn off cell phones and pagers while Meeting is in progress.
  - **Rules Governing Public Comment Period and Rules of Decorum During City Council Regular Meetings** *Adopted: September 6, 2005 (R-2005-35); Amended: April 2, 2019 (R-2019-23); February 13, 2024; May 14, 2024; July 19, 2024; July 8, 2025; October 14, 2025; November 25, 2025; January 27, 2026)*
    1. A Public Comment Period shall be placed on the Agenda of the City Council Regular Meeting occurring on the fourth Tuesday of each month. Said agenda item shall occur on the Regular Meeting Agenda immediately following Public Hearings. When adopting the Agenda, City Council may move the Public Comment Period to another location on the

Agenda solely at City Council's discretion. Such change is effective only during that meeting.

2. Each person desiring to speak during the Public Comment Period shall sign up to speak prior to the start of the meeting on the form provided by listing their name, City and County of their residence, and topic on which he or she will speak. An individual may only sign up for themselves and not sign up or place another individual's name on the Signup Sheet. Any speaker that signs up and fails or refuses to give all the required information will not be called on to comment.
3. A total time of sixty (60) minutes will be allotted for the Public Comment Period on the Regular Agenda. Any speaker that signs up to speak and does not get a chance to speak during the Public Comment Period due to the sixty-minute time limit will be given priority to speak during the next City Council Public Comment Period. City Council, in its discretion, may extend the sixty (60) minutes allotted for the Public Comment Period during any meeting.
4. City of Monroe residents will be given the opportunity to speak first, followed by Union County residents, followed by residents of other areas. The Mayor, or presiding officer, shall determine the order in which speakers are called to comment.
5. Each speaker shall be allotted up to two (2) minutes to speak which shall be strictly observed at all times. Speakers shall immediately cease speaking when their allotted time is over. Groups of persons speaking on the same topic are strongly encouraged to designate a spokesperson to speak on their behalf. As an incentive, a spokesperson making comments for two (2) to five (5) individuals that signed up to speak will be given up to three (3) minutes, and for six (6) or more, a spokesperson will be given up to five (5) minutes to speak.
6. Speakers shall refrain from: obscene speech, defamation, communicating true threats of physical harm to anyone, incitement to imminent lawless action, or speaking fighting words. Speakers shall remain at the podium to make comments and not approach City Council or City staff. No one can accompany the speaker at the podium.
7. Members of the audience shall not willfully interrupt, disturb, or disrupt a City Council meeting. Audience members shall refrain from commenting, jeering, clapping, or cheering in response to comments. Audience members shall not engage in demonstrations or theatrics and shall remain seated at all times unless called on to be identified from their seat when designating a spokesperson and immediately be seated. Audience members shall never approach the podium or dais. Improper behavior as described in this section by a member of the audience will not be tolerated and may result in sanctions up to and including being asked to leave the meeting following the same procedures set out to sanction a speaker.
8. Members of the audience may hold signs no larger than 8 inches by 11½ inches in size but shall not raise them above their heads or so as to block the view of those behind them.
9. The Mayor, as the presiding officer, has the authority and responsibility to enforce and carry out these Rules. However, any member of City Council may identify improper conduct by raising a point of order during the meeting. Upon raising a point of order by a Council Member, the Mayor, or presiding officer, shall call for all public comments to cease immediately. The presiding officer shall then, at a minimum, warn the violator and demand the individual cease the violation first. If the violator continues to violate the rules, the presiding officer may impose appropriate sanctions including, but not limited to, loss of time, removal from the Council meeting, or other appropriate action needed to restore decorum. However, if a City Council member believes the warning or sanction imposed

are insufficient based on the nature of the violation, any City Council Member may renew the point of order and call for additional sanctions up to and including removal of the offender from the meeting premises upon motion, second, and approval by a majority of City Council. The City Attorney, as Parliamentarian for the City, shall be the final arbiter of the procedural rules and take necessary action to see that proper parliamentary procedures are followed and maintained during City Council Meetings.

10. Anyone that willfully interrupts, disturbs, or disrupts a City Council Meeting may be asked to leave the meeting premises immediately by the Mayor or upon point of order by a City Council Member and approval by City Council. Upon failure to leave as directed, the individual may be cited for violating NC General Statute §143-318.17.
11. Speakers shall not speak on any topic which is the subject of a public hearing on the same Agenda.
12. City Council will refrain from engaging in a dialogue with speakers except to the extent necessary to clarify the speaker's position.
13. No formal action will be taken by City Council during the same meeting on any matter which was initially introduced during the Public Comment Period.
14. The City of Monroe shall not record, video, live stream, or post on the internet any video or audio recordings of public comments made during the Public Comment Period.
15. City Council shall not restrict the subject matter of any comment based on content in any way except as provided herein.



**STAFF REPORT**

**TO:** City Council  
**VIA:** Mark Watson, City Manager  
**DATE:** June 23, 2026  
**PREPARED BY:** Doug Britt, Assistant Director of Planning and Development  
**FROM:** Lisa Stiwinter, Director of Planning and Development  
**SUBJECT:** Petition for an Ordinance to Declare Certain Property Unfit for Human Habitation and Demolition located at 609 Winchester Avenue (Tax ID: 09-228-140)

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**SUMMARY STATEMENT**

City Council is requested to consider an Ordinance to declare the dwelling at 609 Winchester Avenue dilapidated and unfit for human habitation and to order the dwelling demolished and removed.

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**REVIEW**

On May 31, 2024, a Minimum Housing Petition was filed for 609 Winchester Avenue by the Code Enforcement Officer due to citizen concerns. A Minimum Housing exterior inspection was conducted on May 31, 2024 and an interior inspection on February 13, 2025 and several violations were discovered.

During the Minimum Housing Inspection the Code Enforcement Officer found the following violations: windows, doors, and siding not substantially weather tight throughout house; chimneys or parts thereof are defective deteriorated or in danger of falling; hole in roof on the front of the home and missing shingles on the rear of the home; loose mortar/masonry observed on the foundation; trash and debris throughout house; front porch is not properly supported; walls & ceiling/dry wall and insulation damaged throughout house; and subfloor damaged throughout home.

The dwelling located at 609 Winchester Avenue has been vacant and in a state of disrepair for an extended time period. The current owner, Ishadot Owens Griffin widow of Tony L. Griffin and all other parties in interest, were notified of the minimum housing hearing, scheduled for March 25, 2025 by way of first class and certified mail, legal advertisement in the newspaper and a copy of the notice posted on the dwelling. Ishadot Owens Griffin attended the hearing.

The findings of the hearing indicate the dwelling was determined to be dilapidated and unfit for human habitation and ordered to be repaired or demolished within ninety (90) days, due to the unsafe condition of the dwelling. A copy of the findings of facts and order were mailed by first class and certified mail and a copy posted on the dwelling stating all violations of the Minimum Housing Ordinance and ordering the repair or demolition within ninety (90) days. The finding of facts and order of the Code Enforcement Officer entered on May 30, 2025 ordering Ishadot Owens Griffin widow of Tony L. Griffin and all other parties in interest to repair or demolish and remove said structure was not appealed and the time for appeal expired on June 10, 2025.

Due to the condition of the structure and the adverse impact it has on the area, staff requests that the structure be demolished and removed. A lien will be placed the property to collect the cost of the demolition upon any sale of the property. According to Chapter 153 of the Code of Ordinances titled "Minimum Housing Standards", if the repair; alteration; improvement of the dwelling cannot be made at a reasonable cost of less than 50% of the value of the dwelling the order shall require the owner, within the time specified in the order, to remove or demolish such dwelling. The value of the dwelling is \$0 and the land value is \$36,700. D.A.P. Contracting Inc. a licensed general contractor provided the city an estimate in the amount of \$65,507.91, which is greater than 50% of the value of the dwelling.

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### **RECOMMENDATION**

Staff recommends City Council declare the property unfit for human habitation and adopt the demolition ordinance.

#### **City Council will need to take action on the following items:**

1. Motion to recommend adoption of the Ordinance to Declare Certain Property Unfit for Human Habitation and Demolition located at 609 Winchester Avenue (Tax ID: 09-228-140).

**OR**

2. Motion to recommend denial of the Ordinance to Declare Certain Property Unfit for Human Habitation and Demolition located at 609 Winchester Avenue (Tax ID: 09-228-140).

**Attachments:**

Attachment 1- Ortho Map

Attachment 2- Petition

Attachment 3- Administrative Warrant

Attachment 4- Notice of Publication & Hearing

Attachment 5- Finding of Fact &  
Demolish Order

Attachment 6- Photographs

Attachment 7- O-2026-24

## Ortho Map

**609 Winchester Avenue**

**Parcel ID # 09-228-140**

**Acres: .098**

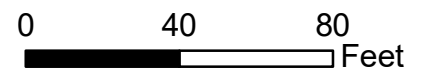
**Structure Sizes: 1,408  
square feet**

### Tax Values

**Structure Values- \$0**

**Land Value- \$36,700**

**Total Value- \$36,700**





**PETITION**  
City of Monroe  
300 West Crowell Street  
Monroe, NC 28112

FOR OFFICE USE:
Verification of Residency:
By Whom: _____
Date: _____
Method: _____
Phone Book: _____
Other: _____

**Date:** May 31, 2024

**TO:** CITY OF MONROE CODE ENFORCEMENT DIVISION

The undersigned hereby respectfully charge that the structure, dwelling, or dwelling unit located at 609 WINCHESTER AVE, MONROE, NC 28110 (**Tax Parcel ID#: 09228140**) is unsafe or unfit for human habitation because of the conditions shown on Exhibit A, attached hereto and incorporated herein by reference and ask that an investigation be made by the City of Monroe's Code Enforcement Division as provided for in the City's minimum housing standards, Chapter 153.

For this petition to be valid, it must be signed by a public authority, OR five (5) residents of the City of Monroe's jurisdiction that are 18 years of age.

***All signatures and residency must be verified for this petition to be valid***

<u>Robert Rushing Code Enforcement officer III</u>	_____
Public Authority	Occupant of Dwelling

<u>Robert Rushing</u>	_____
Print Name	Print Name

_____	_____
Signature	Signature

<u>City of Monroe, North Carolina</u>	_____
Agency	Address

<u>704-361-8199</u>	_____
Telephone Number	Telephone Number

**City of Monroe Residents**

***I hereby certify by signing below that I am a current resident of the City of Monroe and a party to the referenced petition. I authorize the city to verify my residence in Monroe.***

1. \_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date of Birth

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone Number

**NO. of Years Resident:** \_\_\_\_\_

2. \_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date of Birth

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone Number

**NO. of Years Resident:** \_\_\_\_\_

3. \_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date of Birth

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone Number

**NO. of Years Resident:** \_\_\_\_\_

4. \_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date of Birth

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone Number

**NO. of Years Resident:** \_\_\_\_\_

5. \_\_\_\_\_

Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date of Birth

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone Number

**NO. of Years Resident:** \_\_\_\_\_

BRIEFLY DESCRIBE THE CONDITIONS YOU FEEL NEED TO BE ADDRESSED BY THIS PETITION.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Article 12, Chapter 160D of the North Carolina General Statutes provides municipalities with the ability to establish Minimum Housing Standards of fitness for the initial and continued occupancy of all buildings used for human habitation, as expressly authorized in G.S. §160D-1118 through 160D-1125, 160D-1201 through 160D-1212 and 160A-193.

The Monroe City Council adopted a Minimum Housing Standards Ordinance, Chapter 153 in 1992 establishing minimum standards and requirements for the initial and continued occupancy of all buildings used for human habitation.

The ordinance was a result of the city finding and declaring there exists dwellings within the city's jurisdiction that were unfit for human habitation due to deterioration or dilapidation; defects increasing the hazards of fire and accidents; lack of ventilation; light and sanitary facilities; and due to other conditions rendering such dwellings unsafe or unsanitary, dangerous and detrimental to the public, health and safety of the residents of the City.

(TYPE OR PRINT IN BLACK INK)

STATE OF NORTH CAROLINA

FILED

ADMINISTRATIVE INSPECTION  
WARRANT FOR PARTICULAR  
CONDITION OR ACTIVITY

In The General Court Of Justice

Union

County

2025 FEB 12 A 11:42

G.S. 15-27.2; 58-79-1

TO ANY LAWFUL OFFICIAL EMPOWERED TO CONDUCT THE INSPECTION AUTHORIZED BY THIS WARRANT:

UNION CO., C.S.C.

The applicant named on the accompanying affidavit, which is hereby incorporated by reference, being duly sworn, has stated to me that there is a condition, object, activity, or circumstance legally justifying an inspection of the property described in that affidavit. I have examined this applicant under oath or affirmation and have verified the accuracy of the matters in the affidavit establishing the legal grounds for this Warrant. YOU ARE HEREBY COMMANDED TO INSPECT THE PROPERTY DESCRIBED IN THE ACCOMPANYING AFFIDAVIT.

This inspection is authorized to check or reveal the conditions, objects, activities, or circumstances indicated in the accompanying affidavit.

This Warrant must be served upon the owner or possessor of the property described in the accompanying affidavit. If the owner or possessor is not present on the property at the time of inspection and you have made reasonable but unsuccessful efforts to locate the owner or possessor, you may instead serve it by affixing this Warrant or a copy to the property.

THIS WARRANT MAY BE EXECUTED ONLY BETWEEN THE HOURS OF 8:00 A.M. AND 8:00 P.M. AND ONLY WITHIN 24 HOURS AFTER IT WAS ISSUED. IT MUST BE RETURNED WITHIN 48 HOURS AFTER IT WAS ISSUED. HOWEVER, IF THIS WARRANT IS ISSUED PURSUANT TO A FIRE INVESTIGATION AUTHORIZED BY G.S. 58-79-1, IT MAY BE EXECUTED AT ANY TIME WITHIN 48 HOURS AFTER IT IS ISSUED. IT MUST BE RETURNED WITHOUT UNNECESSARY DELAY AFTER ITS EXECUTION OR AFTER 48 HOURS FROM THE TIME IT WAS ISSUED IF IT WAS NOT EXECUTED.

Date	2/12/2025	Time	9:05	<input checked="" type="checkbox"/> AM	<input type="checkbox"/> PM
Signature					
<input type="checkbox"/> Deputy CSC	<input type="checkbox"/> Assistant CSC	<input type="checkbox"/> Clerk Of Superior Court			
<input checked="" type="checkbox"/> Magistrate	<input type="checkbox"/> District Court Judge	<input type="checkbox"/> Superior Court Judge			

OFFICER'S RETURN

I certify that this WARRANT was executed on the date and time shown below.

Date Of Execution	2/12/2025	Signature Of Inspecting Official	
Time Of Execution	<input checked="" type="checkbox"/> AM <input type="checkbox"/> PM	Name Of Inspecting Official (Type Or Print)	Rodrigo Diaz

CLERK'S ACCEPTANCE

This WARRANT has been returned to this office on the date and time shown below.

Date Of Return	2/12/2025	Signature	
Time Of Return	<input checked="" type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> Deputy CSC	<input checked="" type="checkbox"/> Assistant CSC <input type="checkbox"/> Clerk Of Superior Court

IMPORTANT: Attach the Affidavit to the WARRANT if not on reverse side.

(TYPE OR PRINT IN BLACK INK)

STATE OF NORTH CAROLINA

In The General Court Of Justice

Union County

AFFIDAVIT TO OBTAIN ADMINISTRATIVE INSPECTION WARRANT FOR PARTICULAR CONDITION OR ACTIVITY

I, Rodrigo Diaz - City of Monroe Code Enforcement Officer, being

duly sworn and examined under oath, state under oath that there is probable cause for believing that there is Without active utility services since August of 2010, has exterior holes in roof, holes, cracks in foundation, exposed wood and missing fascia, exterior exposed wiring and unsafe Chimney Structure.

at the property owned or possessed by Griffin Tony L. Heirs and described as follows: Vinyl sided, Single story, Wood Frame. 609 Winchester Ave - Parcel: 09-228-140

The facts which establish probable cause to believe this are:

Exterior holes in roof, holes/cracks in foundation and bricks. No active utilities since August of 2010. Exposed wood and missing fascia. Exterior exposed wiring

Signature Of Applicant [Signature] Name Of Applicant (Type Or Print) Rodrigo Diaz

SWORN AND SUBSCRIBED TO BEFORE ME: Date 2-12-2025 Signature [Signature] Deputy CSC Assistant CSC Clerk Of Superior Court Magistrate District Court Judge Superior Court Judge

IMPORTANT: Attach the Affidavit to the WARRANT if not on reverse side.



**CITY OF MONROE**

**P.O. BOX 69 MONROE, NC 28111-0069**

**TELEPHONE 704-282-5770**

**City of Monroe  
Code Enforcement Office  
Complaint And Notice of Hearing Before The  
Code Enforcement Officer Under The Minimum Housing Code  
Case Number CEH202401418**

February 24, 2025

**Ishadot Owen Griffin – Widow, intestate heir  
1414 Crescent Street  
Monroe, NC 28112**

**Mortgage Electronic Registration Systems, Inc. - Beneficiary  
P.O. Box 2026  
Flint, Michigan 48501-2026**

**John J. Owens - Trustee  
14045 Ballantyne Corporate Place, Suite 200  
Charlotte, NC 28277**

**Reference: Complaint And Notice Of Hearing Before The Code Enforcement Officer Under The Minimum Housing Code**

**Property Located: 609 WINCHESTER AVE, MONROE, NC 28110  
Tax Map Lot Reference: 09228140**

TO. Owners, Parties In Interest, heirs, and Spouses If any of the dwelling located at 609 WINCHESTER AVE, MONROE, NC 28110, in the City of Monroe, North Carolina.

YOU ARE HEREBY NOTIFIED that the dwelling referenced above was inspected on May 31, 2024 to determine its compliance with the Minimum Housing Standards of the City of Monroe Code of Ordinances ("Minimum Housing Code") As a result of the inspection, it appears that the dwelling is in a condition that appears to be unfit for human habitation and to violate the Monroe Minimum Housing Code described in the violation details below.

YOU ARE FURTHER NOTIFIED that a hearing will be held before the Code Enforcement Officer of the City of Monroe at his office in the Old City Hall, 100 W Jefferson Street, Monroe, NC 28112 at 9.00 o'clock, a.m. on the 25<sup>th</sup> day of March, (a time not less than ten (10) or more than thirty (30) days after service of the complaint) for the purpose of finding the facts as to whether or not the condition of such dwelling falls within the scope of the above mentioned sections of the Minimum Housing Code No continuance will be granted to change the scheduled date or time of the hearing You may file an answer to this complaint and appear in person or otherwise At the hearing, you shall be entitled to offer such evidence and testimony which is relevant or material to the questions sought to be determined or the remedies sought to be effected

YOU ARE FURTHER NOTIFIED that if, upon such hearing, the Code Enforcement Officer shall find that the conditions in the above-described dwelling do in fact violate the Minimum Housing Code, and do in fact render such dwelling unfit for human habitation, the Code Enforcement Officer will issue an order in writing directed to the owner of

such dwelling requiring the owner to remedy these conditions by repairing the same or by vacating, demolishing or removing the same, or by taking such steps as may be necessary to remedy these conditions. The Code Enforcement Officer may make such other orders and take such other procedures as are authorized under the Minimum Housing Code and the General Statutes of North Carolina

Further Information as to this matter may be obtained by contacting the undersigned



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**Rodrigo Diaz**  
Code Enforcement Officer I  
CE

#### VIOLATION DETAIL

VIOLATION: Structural Standards-Walls, Exterior  
DESCRIPTION: §153.16 STRUCTURAL STANDARDS.

(C) Exterior walls shall conform to the following:

(1) There shall be no wall in which the plumb line from the top center of studs falls outside the base plate at any point along the wall.

(2) Maximum spacing for studding shall conform to the specifications of the North Carolina State Building Code, provided the spacing for studding shall not show signs of being weak or overloaded. Otherwise, lesser spacing for studding shall be required.

(3) Studs shall be structurally sound and not likely to cause structural weakness in the future.

(4) There shall be no broken or cracked structural members.

(5) All siding shall be weather tight, with no holes or excessive cracks or decayed, rotted, deteriorated or damaged boards which permit air to penetrate rooms or otherwise admit rodents.

(6) There shall be no loose siding.

(7) There shall be no deterioration because of lack of preventive maintenance consisting of painting, waterproofing, and repair.

LOCATION: Front/rear/sides: Soffit/fascia/siding

NARRATIVE: 153.16 (C)(5): not weather tight and includes holes/cracks/decayed/rotted/deteriorated/damaged boards.

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VIOLATION: Structural Standards-Chimneys  
DESCRIPTION: §153.16 STRUCTURALSTANDARDS.

(J) Chimneys. There shall be no chimneys or parts thereof which are defective, deteriorated or in danger of falling, or in such condition or location as to constitute a fire hazard.

LOCATION: Roof.

NARRATIVE: 153.16 (J): defective/danger of falling constituting a safety hazard.

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VIOLATION: Structural Standards-Roofs  
DESCRIPTION: §153.16 STRUCTURALSTANDARDS.

(F) Roofs shall conform to the following:

(1) There shall be no rafters which are decayed, broken, or improperly supported at the ends.

(2) No rafters shall be seriously damaged by fire.

(3) Rafters shall be properly braced and tied four (4) feet on center maximum.

(4) The attic shall be ventilated as required by the North Carolina State Building Code.

(5) Sheathing shall not be loose and shall be structurally sound and not likely to cause structural weakness in the future.

(6) There shall be no loose roof covering, no holes, and no leaks causing damage to the structure or rooms.

(7) There shall be a minimum of Class "C" roof covering.

(8) There shall be proper flashing at walls or chimneys, so as to be weather tight and watertight.

LOCATION: In front roof/rear roof.

NARRATIVE: 153.16 (F) (1,6,8) Roof not properly covered, hole in front of home and missing shingles from rear of home.

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VIOLATION: Structural Standards-Foundation  
DESCRIPTION: §153.16 STRUCTURAL STANDARDS.

(A) Foundations shall conform to the following:

(1) Beneath the building there shall be firm ground that is reasonably dry, properly drained and no water running under the building.

(2) There shall be sound footings, adequate bearings.

(3) There shall be sound piers, no loose mortar or masonry.

(4) There shall be no piers in which the plumb line from the top center falls outside the middle one-third (1/3) of the pier base.

(5) There shall be no isolated solid masonry piers exceeding in height ten (10) times the least dimension of the pier.

(6) There shall be no wood stiff-knee piers.

(7) There shall be masonry underpinning on all dwelling units with ventilation as required by the North Carolina State Building Code.

LOCATION: Whole house.

NARRATIVE: 153.16 (A)(2-3) Footings are not safe/adequate. Loose mortar/masonry observed.

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VIOLATION: STANDARDS OF DWELLINGS AND DWELLING UNITS FITNESS  
DESCRIPTION: Every dwelling and dwelling unit used as a human habitation, or held out for use as a human habitation, shall comply with all of the minimum standards of fitness and the requirements of this chapter. No person shall occupy as owner, occupant, or let to another for occupancy or use as a human habitation, any dwellings or dwelling units which do not comply with the minimum standards of fitness for human habitation

and the requirements of this chapter. All work shall be done in a workmanlike manner.

The Code Enforcement Officer shall determine that a dwelling is unfit for human habitation if he finds that any one (1) of the following conditions exist in such dwelling:

1. Interior walls or vertical studs, which seriously list, lean or buckle to such an extent as to render the dwelling unsafe.
2. Supporting member or members that show thirty-three (33) percent or more damage or deterioration, or non-supporting, enclosing or outside walls or covering that shows fifty (50) percent or more of damage or deterioration.
3. Floors or roofs which have improperly distributed loads, which are overloaded, or which have insufficient strength to be reasonably safe for the purpose used.
4. Such damage by fire, wind or other causes as to render the dwelling unsafe.
5. Dilapidation, decay, unsanitary conditions or disrepair that is dangerous to the health, safety or welfare of the occupants or other people in the City.
6. Inadequate facilities for egress in case of fire or panic.
7. Defects significantly increasing the hazards of fire, accident or other calamities.
8. Lack of adequate ventilation, light, heating or sanitary facilities to such extent as to endanger the health, safety or general welfare of the occupants or other residents of the City.
9. Lack of proper electrical, heating or plumbing facilities required by this chapter, which constitutes a definite health or safety hazard.
10. Lack of connection to a potable water supply and/or to the public sewer or other approved sewage disposal system, the lack of either one of which renders a dwelling unfit for human habitation. For the purposes of this standard, a dwelling is not connected to a potable water supply if the water supply has been "cut off" because of nonpayment of the water bill or otherwise or if the system for any reason is not receiving a flow of potable water to the tap.

In addition to the ten (10) conditions stated above, any one of which renders a dwelling unfit for human habitation, the Code Enforcement Officer shall determine that a dwelling is unfit for human habitation if he/she finds that a dwelling fails to fully comply with seven (7) or more of the standards of dwelling fitness in §153-16 through §153.23.

LOCATION: Whole house; interior and exterior.

NARRATIVE: 153.15 (1-10) Shall apply; Not currently usable for habitation  
(1): Interior walls or vertical studs, which seriously list, lean or buckle to

such an extent as to render the dwelling unsafe.

(2): Supporting member or members that show thirty-three (33) percent or more damage or deterioration, or non-supporting, enclosing or outside walls or covering that shows fifty (50) percent or more of damage or deterioration.

(3): Floors or roofs which have improperly distributed loads, which are overloaded, or which have insufficient strength to be reasonably safe for the purpose used.

(4): Such damage by fire, wind or other causes as to render the dwelling unsafe.

(5): Dilapidation, decay, unsanitary conditions or disrepair that is dangerous to the health, safety or welfare of the occupants or other people in the City.

(6): Inadequate facilities for egress in case of fire or panic.

(7): Defects that increase the hazard of accident or other calamities

(8): Lack of heating/sanitary facilities/utilities to such extent as to endanger the health, safety or general welfare of the occupants or other residents of the City.

(9): Lack of proper electrical, heating or plumbing facilities required by this chapter, which constitutes a definite health or safety hazard.

(10): Lack of connection to a potable water supply and/or to the public sewer or other approved sewage disposal system, the lack of either one of which renders a dwelling unfit for human habitation. For the purposes of this standard, a dwelling is not connected to a potable water supply if the water supply has been "cut off" because of nonpayment of the water bill or otherwise or if the system for any reason is not receiving a flow of potable water to the tap.

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VIOLATION: Structural Standards-Porches  
DESCRIPTION: §153.16 STRUCTURAL STANDARDS.

(G) Porches shall conform to the following:

(1) The floor, ceiling, and roof shall be equal to requirements set forth above, except sills, joists, and floors need not be level if providing drainage of floors; floors need not be weather tight; the ceiling height may be a minimum of seven (7) feet; and the attic need not be vented.

(2) Every porch, terrace or entrance platform thirty (30) inches or more above adjacent finished grade shall be equipped with railings or guards not less than thirty-six (36) inches high, unless other effective barriers provide adequate safety.

(3) If post and railings are provided, they shall be structurally sound and not likely to cause structural weakness in the future.

(4) Porches shall be maintained in such condition that they will not fail or collapse.

LOCATION: Front of home.

NARRATIVE: 153.16 (G) (4): Porch not maintained in such condition that they will no fail or collapse.

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VIOLATION: Structural Standards-Floors  
DESCRIPTION: §153.16 STRUCTURAL STANDARDS.

(B) Floors shall conform to the following:

(1) There shall be no decayed, termite damaged, fire-damaged, broken, overloaded or sagging sills.

(2) Sills shall be properly supported and reasonably level.

(3) Joists shall not be overloaded, sagging or broken, and shall be structurally sound and not likely to cause structural weakness in the future.

(4) Maximum spans for floor joists and sills, providing they show no signs of being weak or overloaded, shall comply with the requirements of the North Carolina State Building Code.

(5) Flooring shall be weather tight without holes or excessive cracks, which permit air to penetrate rooms.

(6) Flooring shall be reasonably smooth and not decayed, fire damaged or worn through.

(7) There shall be no loose flooring.

(8) Floors shall be reasonably level.

(9) There shall be no use of the ground for floors, or wood floors on the ground.

(10) The flooring in each room shall consist of the same or similar material; and where covering or finishing is provided, such covering or

finishing shall be reasonably smooth and not worn through.

(11) Bath, kitchen and washer/dryer area floors shall have water resistant floor coverings.

LOCATION: Throughout house.

NARRATIVE: 153.16 (B) (1-3,5-8,10) Shall apply

---

VIOLATION: Structural Standards-Walls, Interior  
DESCRIPTION: §153.16 STRUCTURALSTANDARDS.

(D) Interior walls shall conform to the following:

(1) Interior finish shall be free of holes and excessive cracks which permit air to penetrate rooms, and if painted or papered, shall be free of chips or excessive peeling.

(2) There shall be no walls in which the plumb line from the top center of studs falls outside the base plate at any point along the wall.

(3) There shall be no loose plaster, loose boards, or other loose wall materials.

(4) There shall be no cardboard, newspaper or highly combustible or improper wall finish; and all wall materials shall be of the same or similar quality and material.

(5) Maximum spacing for studding shall conform to the specifications of the North Carolina Residential Building Code, provided the studding does not show signs of being weak or overloaded. Otherwise, lesser spacing for studding shall be required.

(6) Studs shall be structurally sound and not likely to cause structural weakness in the future.

(7) There shall be no broken or cracked studs or other structural members.

(8) There shall be no rotted, deteriorated or damaged walls and all walls shall be free from holes or cracks which might admit rodents.

(9) There shall be headers above all doors and windows.

LOCATION: Throughout house.

NARRATIVE: 153.16 (D) (1,3,6-9) Shall apply.

---

VIOLATION: Structural Standards-Ceilings  
DESCRIPTION: §153.16 STRUCTURAL STANDARDS.

(E) Ceilings shall conform to the following:

(1) There shall be no joists which are decayed, broken, sagging, or improperly supported at the ends.

(2) Maximum spacing for ceiling joists shall conform to the specifications of the North Carolina Residential Building Code, provided the ceiling joists do not show signs of being weak or overloaded. Otherwise, lesser spacing for ceiling joists shall be required.

(3) Maximum spans for ceiling joists shall comply with the specifications of the North Carolina State Building Code, provided the ceiling joists do not show signs of being weak or overloaded. Otherwise, lesser spans for ceiling joists shall be required.

(4) There shall be no holes or excessive cracks which permit air and dust to penetrate rooms.

(5) There shall be no loose plaster, boards, gypsum wall board, or other ceiling finishes.

(6) There shall be no cardboard, newspaper, highly combustible or improper ceiling finishes; and all ceiling materials shall be of the same or similar quality and material.

(7) Ceiling joists shall be structurally sound and not likely to cause structural weakness in the future.

LOCATION: Throughout house.

NARRATIVE: 153.16 (E) (1,4-5,7) Shall apply.

---

VIOLATION: PLUMBING STANDARDS  
DESCRIPTION: §153.17 PLUMBING STANDARDS.

(A) All plumbing shall be installed in accordance with the North Carolina Plumbing Code and shall be maintained in a state of good repair and in good working order.

(B) All plumbing shall be connected to the city sanitary sewer system where available or to another approved system connected to a potable water supply.

(C) All fixtures shall be operable and accessible to the occupants of the dwelling.

(D) There shall be no broken water closet bowls.

(E) Water closets shall not be loose or leaking.

(F) No leaks shall be in shower stall floor and/or wall.

(G) There shall be adequate facilities for furnishing hot water to each tub or shower, lavatory, and kitchen sink.

(H) There shall be installed an approved potable water supply inside the building for each dwelling unit.

(I) There shall be installed in each dwelling unit not less than a kitchen sink, a water closet, tub or shower, lavatory and sink and an adequate supply of both cold and hot water.

(J) There shall be separate toilet facilities for each dwelling unit.

(K) Toilet and bathing facilities shall be protected from the weather.

(L) All water piping shall be protected from freezing by proper installation in unprotected space.

(M) Sewer and water pipes shall be supported with no broken or leaking pipes.

(N) Every water closet compartment floor surface and bathroom floor surface shall be so constructed and maintained as to be reasonably impervious to water and so as to permit such floor to be readily kept in a clean and sanitary condition.

(O) The water closet and tub or shower shall be located in a room or rooms affording privacy to use.

LOCATION: Throughout house.

NARRATIVE: 153.17 (B)(C)(H) Shall apply.

---

VIOLATION: ELECTRICAL STANDARDS

DESCRIPTION: §153.19 ELECTRICAL STANDARDS.

(A) Every dwelling shall be wired for electrical lights and convenience receptacles connected in such a manner as determined by the State Electrical Code.

(B) No receptacles, ceiling fixtures, or other fixtures shall be hanging loose.

(C) All switches and receptacles shall be safely operable.

(D) Every habitable room shall contain not less than two (2) wall-type electrical convenience receptacles connected in such manner as required by the National Electrical Code.

(E) There shall be installed in every habitable room, bathroom, laundry room, hallway, stairway and furnace room at least one supplied ceiling or wall type electrical light fixture; provided, further, that the ceiling light fixture may be omitted in a living room and bedrooms, provided three (3) electrical convenience receptacles are installed, one (1) of which is controlled from a wall switch.

(F) There shall be no unsafe wiring.

(G) There shall be no drop or extension cords in excess of six (6) feet in length.

(H) No circuits shall be overloaded. Fuses shall be sized correctly and not bridged out.

(I) All fixtures, receptacles, equipment in every public hall and stairway in every multiple dwelling unit shall be adequately lighted by electrical lights at all times when natural light is not sufficient. All wiring to be installed and maintained in a state of good repair, safe, capable of being used and shall be in accordance with the National Electrical Code.

(J) Every dwelling shall be equipped with smoke detectors installed to protect occupants in all sleeping areas. Operable smoke alarms, shall be

either battery-operated or electrical, having an Underwriters' Laboratories, Inc. listing or other equivalent national testing laboratory approval, and installed in accordance with either the standards of the National Fire Protection Association or the minimum protection designated in the manufacturer's instructions.

(K) Every dwelling shall have a minimum of one operable carbon monoxide alarm per rental unit per level, either battery-operated or electrical, that is listed by a nationally recognized testing laboratory that is OSHA-approved to test and certify to the American National Standards Institute/Underwriters Laboratories Standards ANSI/UL2034 or ANSI/UL2075, and install the carbon monoxide alarms in accordance with either the standards of the National Fire Protection Association or the minimum protection designated in the manufacturer's instructions.

(L) A carbon monoxide alarm may be combined with smoke alarms if the combined alarm does both of the following:

- (1) Complies with ANSI/UL2034 or ANSI/UL2075 for carbon monoxide alarms and ANSI/UL217 for smoke alarms; and
- (2) Emits an alarm in a manner that clearly differentiates between detecting the presence of carbon monoxide and the presence of smoke.

(M) The requirements in subsections (K) and (L) above apply only to dwellings units having a fossil-fuel burning heater, appliance, or fireplace, and in any dwelling unit having an attached garage.

LOCATION: Throughout house.

NARRATIVE: 153.19 (A)(B)(C)(F)(I) Shall apply.

VIOLATION: Light and Ventilation Standards-Window locks  
DESCRIPTION: §153.20 LIGHT AND VENTILATION STANDARDS.

(E) Window Locks. All window openings to the outside shall be reasonably weathertight and shall have operable locks.

LOCATION: Throughout house.

NARRATIVE: 153.20 (E) Shall apply.

**VIOLATION:** SPACE, USE AND LOCATION STANDARDS  
**DESCRIPTION:** §153.21 SPACE, USE AND LOCATION STANDARDS.

- (A) No cellar shall be used for living purposes unless:
- (1) The floor and walls are substantially watertight;
  - (2) The total window area, total operable window area and ceiling height are equal to those required for a habitable room;
  - (3) The required minimum window area of every habitable room is entirely above the grade adjoining such window area, except where the windows face a stairwell, window well or access way.
- (B) Water closet and bathing facilities shall be enclosed with an operable door and lock for privacy.
- (C) There shall be no holes or excessive cracks in walls, ceilings, outside doors or outside windows.
- (D) Access shall be provided to all rooms within a dwelling unit without passing through a public space.
- (E) Doors shall be provided at all doorways leading to bedrooms, water closet rooms, and bathrooms and all rooms adjoining a public space.
- (F) All doors providing access to any living unit shall have operable locks, and the owner shall provide a change of locks or keys for new tenants.
- (G) All doors opening to the outside shall be reasonably weather tight.
- (H) A minimum of one approved and listed smoke detector shall be installed adjacent to each sleeping area and on each habitable floor level and basement. Smoke detectors shall be installed in accordance with the manufacturer's recommendation and listing and maintained in proper working order. When activated, the detector shall provide an audible alarm. See G.S. § 42-42.

**LOCATION:** Throughout house.

**NARRATIVE:** 153.21 (C)(E)(F)(G) Shall apply.

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**VIOLATION:** Safe and Sanitary Maintenance Standards-Exterior foundation, walls and roofs

**DESCRIPTION:** §153.22 SAFE AND SANITARY MAINTENANCE STANDARDS.

(A) Exterior foundation, walls and roofs. Every foundation wall, exterior wall and exterior roof shall be substantially weather tight and rodent proof; shall be kept in sound condition and good repair; shall be capable of affording privacy; shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon. Every exterior wall shall be protected with paint or other protective covering to prevent penetration of moisture or the weather.

**LOCATION:** Throughout house.

**NARRATIVE:** 153.22 (A) Shall apply.

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**VIOLATION:** Safe and Sanitary Maintenance Standards-Interior floors, walls and ceilings

**DESCRIPTION:** §153.22 SAFE AND SANITARY STANDARDS.

(B) Interior floors, walls and ceilings. Every floor, interior wall and ceiling shall be substantially rodent proof; shall be kept in sound condition and good repair; and shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon.

**LOCATION:** Throughout house.

**NARRATIVE:** 153.22 (B) Shall apply.

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**VIOLATION:** Safe and Sanitary Maintenance Standards-Windows and doors

**DESCRIPTION:** §153.22 SAFE AND SANITARY MAINTENANCE STANDARDS.

(C) Windows and doors. Every window, exterior door, basement or cellar door and hatchway shall be substantially weather tight, watertight and rodent proof; and shall be kept in sound working condition and good repair.

**LOCATION:** Throughout house.



# CITY OF MONROE

P.O. BOX 69 MONROE, NC 28111-0069

TELEPHONE 704-282-5770

NARRATIVE: 153.22 (C) Shall apply.

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**City of Monroe  
Code Enforcement Division  
FINDINGS OF FACT AND ORDER  
CASE NUMBER CEH202401418**

**May 30, 2025**

**Ishadot Owens Griffin  
1414 Crescent Street  
Monroe, NC 28112**

**John J. Owens-Trustee  
14045 Ballantyne Corporate Place, Suite 200  
Charlotte, NC 28277**

**Mortgage Electronic Registration Systems, Inc.  
PO Box 2026  
Flint, Michigan 48501-2026**

TO: Owners and Parties in Interest of the dwelling, dwelling unit or abandoned structure located at **609 WINCHESTER AVE, MONROE, NC 28110** Tax Map No. **09228140** in the City of Monroe, North Carolina.

The undersigned Code Enforcement Officer of the City of Monroe pursuant to law, conducted a hearing at the time and place stated in the Complaint and Notice of Hearing therefore issued and properly served, on the below-named owner(s) and parties in interest or their agents or attorneys.

At the hearing, the Answer, if any, filed by the owners and parties in interest was read and considered, and the evidence, contentions, and views of the owners and parties in interest, if present, were carefully analyzed and considered by the undersigned.

Upon the record and all of the evidence offered and contentions made, the undersigned Code Enforcement Officer does hereby find and enter the following **FINDINGS OF FACTS**:

1. The dwelling, dwelling unit or abandoned structure is owned by GRIFFIN TONY L HEIRS. The party in interest is (heirs and spouses if any).
2. The above-mentioned owner(s) and parties in interest with respect to the dwelling, dwelling unit or abandoned structure located at the place specified above were duly served as required by law with written

Complaint and Notice of Hearing which set forth in the complaint along with the fixed time and place for a hearing upon the complaint as provided by law.

3. At the hearing, the following owners, persons in interest, or their agents or attorneys, were present and participated therein: **Ishadot Owens Griffin, Heir**
4. The dwelling, dwelling unit or abandoned structure described above is declared a dilapidated dwelling and is not in compliance with one or more of the standards of dwelling fitness therefore are in violation of the Minimum Housing Standards Ordinance, by reason of the following conditions found to be present and to exist in and about the structure as indicated in the violation details.
5. The current tax value of the dwelling is **\$0.00**

Based on the foregoing Findings of Fact, the undersigned CONCLUDES as follows:


1. The dwelling, dwelling unit or abandoned structure which is the subject matter of the proceeding is in violation of the City of Monroe Minimum Housing Standards Ordinance.
2. Due to these conditions the dwelling, dwelling unit or abandoned structure described above is found to be in a dilapidated condition within the meaning of the Minimum Housing Standards Ordinance.

IT IS THEREFORE ORDERED, ADJUDGED and DECREED that the dwelling named above is hereby declared a dilapidated dwelling, and the owner(s) and/or parties in interest of said dwelling are hereby ORDERED AND DIRECTED to bring such dwelling into compliance with the Minimum Housing Standards Ordinance as follows:

By repairing, altering, improving or demolishing the dilapidated structure and bring it into compliance with the Minimum Housing Standards Ordinance (included in the violation details attached hereto and incorporated herein by reference) by a date not later than 90 days from the date of this order being **08/29/2025**

Pursuant to Section 153.60 titled "Appeals" of the Monroe Housing Standards Ordinance, an appeal may be taken by any person aggrieved thereby or by any officer, board or commission of the City. An appeal from the Code Enforcement Officer shall be taken within ten (10) days from the service of the order by filing a written notice of appeal to the Code Enforcement Officer and the Board of Adjustment which shall specify the grounds upon which the appeal is based.

Date: **May 30, 2025**



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Rodrigo Diaz  
Code Enforcement Officer I



VIOLATION DETAIL

VIOLATION: Structural Standards-Walls, Exterior  
DESCRIPTION: §153.16 STRUCTURAL STANDARDS.

(C) Exterior walls shall conform to the following:

(1) There shall be no wall in which the plumb line from the top center of studs falls outside the base plate at any point along the wall.

(2) Maximum spacing for studding shall conform to the specifications of the North Carolina State Building Code, provided the spacing for studding shall not show signs of being weak or overloaded. Otherwise, lesser spacing for studding shall be required.

(3) Studs shall be structurally sound and not likely to cause structural weakness in the future.

(4) There shall be no broken or cracked structural members.

(5) All siding shall be weather tight, with no holes or excessive cracks or decayed, rotted, deteriorated or damaged boards which permit air to penetrate rooms or otherwise admit rodents.

(6) There shall be no loose siding.

(7) There shall be no deterioration because of lack of preventive maintenance consisting of painting, waterproofing, and repair.

LOCATION: Front/rear/sides: Soffit/fascia/siding

NARRATIVE: 153.16 (C)(5): not weather tight and includes holes/cracks/decayed/rotted/deteriorated/damaged boards.

VIOLATION: Structural Standards-Chimneys  
DESCRIPTION: §153.16 STRUCTURAL STANDARDS.

(J) Chimneys. There shall be no chimneys or parts thereof which are defective, deteriorated or in danger of falling, or in such condition or location as to constitute a fire hazard.

LOCATION: Roof.



NARRATIVE: 153.16 (J): defective/danger of falling constituting a safety hazard.

---

VIOLATION: Structural Standards-Roofs  
DESCRIPTION: §153.16 STRUCTURAL STANDARDS.

(F) Roofs shall conform to the following:

(1) There shall be no rafters which are decayed, broken, or improperly supported at the ends.

(2) No rafters shall be seriously damaged by fire.

(3) Rafters shall be properly braced and tied four (4) feet on center maximum.

(4) The attic shall be ventilated as required by the North Carolina State Building Code.

(5) Sheathing shall not be loose and shall be structurally sound and not likely to cause structural weakness in the future.

(6) There shall be no loose roof covering, no holes, and no leaks causing damage to the structure or rooms.

(7) There shall be a minimum of Class "C" roof covering.

(8) There shall be proper flashing at walls or chimneys, so as to be weather tight and watertight.

LOCATION: In front roof/rear roof.

NARRATIVE: 153.16 (F) (1,6,8) Roof not properly covered, hole in front of home and missing shingles from rear of home.

---

VIOLATION: Structural Standards-Foundation  
DESCRIPTION: §153.16 STRUCTURAL STANDARDS.

(A) Foundations shall conform to the following:

(1) Beneath the building there shall be firm ground that is reasonably dry, properly drained and no water running under the building.

(2) There shall be sound footings, adequate bearings.

(3) There shall be sound piers, no loose mortar or masonry.

(4) There shall be no piers in which the plumb line from the top center falls outside the middle one-third (1/3) of the pier base.

(5) There shall be no isolated solid masonry piers exceeding in height ten (10) times the least dimension of the pier.

(6) There shall be no wood stiff-knee piers.

(7) There shall be masonry underpinning on all dwelling units with ventilation as required by the North Carolina State Building Code.

LOCATION: Whole house.

NARRATIVE: 153.16 (A)(2-3) Footings are not safe/adequate. Loose mortar/masonry observed.

---

**VIOLATION:** STANDARDS OF DWELLINGS AND DWELLING UNITS FITNESS  
**DESCRIPTION:** Every dwelling and dwelling unit used as a human habitation, or held out for use as a human habitation, shall comply with all of the minimum standards of fitness and the requirements of this chapter. No person shall occupy as owner, occupant, or let to another for occupancy or use as a human habitation, any dwellings or dwelling units which do not comply with the minimum standards of fitness for human habitation and the requirements of this chapter. All work shall be done in a workmanlike manner.

The Code Enforcement Officer shall determine that a dwelling is unfit for human habitation if he finds that any one (1) of the following conditions exist in such dwelling:

1. Interior walls or vertical studs, which seriously list, lean or buckle to such an extent as to render the dwelling unsafe.
2. Supporting member or members that show thirty-three (33) percent or more damage or deterioration, or non-supporting, enclosing or outside

- walls or covering that shows fifty (50) percent or more of damage or deterioration.
3. Floors or roofs which have improperly distributed loads, which are overloaded, or which have insufficient strength to be reasonably safe for the purpose used.
  4. Such damage by fire, wind or other causes as to render the dwelling unsafe.
  5. Dilapidation, decay, unsanitary conditions or disrepair that is dangerous to the health, safety or welfare of the occupants or other people in the City.
  6. Inadequate facilities for egress in case of fire or panic.
  7. Defects significantly increasing the hazards of fire, accident or other calamities.
  8. Lack of adequate ventilation, light, heating or sanitary facilities to such extent as to endanger the health, safety or general welfare of the occupants or other residents of the City.
  9. Lack of proper electrical, heating or plumbing facilities required by this chapter, which constitutes a definite health or safety hazard.
  10. Lack of connection to a potable water supply and/or to the public sewer or other approved sewage disposal system, the lack of either one of which renders a dwelling unfit for human habitation. For the purposes of this standard, a dwelling is not connected to a potable water supply if the water supply has been "cut off" because of nonpayment of the water bill or otherwise or if the system for any reason is not receiving a flow of potable water to the tap.

In addition to the ten (10) conditions stated above, any one of which renders a dwelling unfit for human habitation, the Code Enforcement Officer shall determine that a dwelling is unfit for human habitation if he/she finds that a dwelling fails to fully comply with seven (7) or more of the standards of dwelling fitness in §153-16 through §153.23.

LOCATION: Whole house; interior and exterior.

NARRATIVE: 153.15 (1-10) Shall apply; Not currently usable for habitation

- (1): Interior walls or vertical studs, which seriously list, lean or buckle to such an extent as to render the dwelling unsafe.
- (2): Supporting member or members that show thirty-three (33) percent or more damage or deterioration, or non-supporting, enclosing or outside walls or covering that shows fifty (50) percent or more of damage or deterioration.
- (3): Floors or roofs which have improperly distributed loads, which are overloaded, or which have insufficient strength to be reasonably safe for the purpose used.
- (4): Such damage by fire, wind or other causes as to render the dwelling

unsafe.

(5): Dilapidation, decay, unsanitary conditions or disrepair that is dangerous to the health, safety or welfare of the occupants or other people in the City.

(6): Inadequate facilities for egress in case of fire or panic.

(7): Defects that increase the hazard of accident or other calamities

(8): Lack of heating/sanitary facilities/utilities to such extent as to endanger the health, safety or general welfare of the occupants or other residents of the City.

(9): Lack of proper electrical, heating or plumbing facilities required by this chapter, which constitutes a definite health or safety hazard.

(10): Lack of connection to a potable water supply and/or to the public sewer or other approved sewage disposal system, the lack of either one of which renders a dwelling unfit for human habitation. For the purposes of this standard, a dwelling is not connected to a potable water supply if the water supply has been "cut off" because of nonpayment of the water bill or otherwise or if the system for any reason is not receiving a flow of potable water to the tap.

---

**VIOLATION:** Structural Standards-Porches  
**DESCRIPTION:** §153.16 STRUCTURAL STANDARDS.

(G) Porches shall conform to the following:

(1) The floor, ceiling, and roof shall be equal to requirements set forth above, except sills, joists, and floors need not be level if providing drainage of floors; floors need not be weather tight; the ceiling height may be a minimum of seven (7) feet; and the attic need not be vented.

(2) Every porch, terrace or entrance platform thirty (30) inches or more above adjacent finished grade shall be equipped with railings or guards not less than thirty-six (36) inches high, unless other effective barriers provide adequate safety.

(3) If post and railings are provided, they shall be structurally sound and not likely to cause structural weakness in the future.

(4) Porches shall be maintained in such condition that they will not fail or collapse.

**LOCATION:** Front of home.



NARRATIVE: 153.16 (G) (4): Porch not maintained in such condition that they will no fail or collapse.

---

VIOLATION: Structural Standards-Floors  
DESCRIPTION: §153.16 STRUCTURAL STANDARDS.

(B) Floors shall conform to the following:

(1) There shall be no decayed, termite damaged, fire-damaged, broken, overloaded or sagging sills.

(2) Sills shall be properly supported and reasonably level.

(3) Joists shall not be overloaded, sagging or broken, and shall be structurally sound and not likely to cause structural weakness in the future.

(4) Maximum spans for floor joists and sills, providing they show no signs of being weak or overloaded, shall comply with the requirements of the North Carolina State Building Code.

(5) Flooring shall be weather tight without holes or excessive cracks, which permit air to penetrate rooms.

(6) Flooring shall be reasonably smooth and not decayed, fire damaged or worn through.

(7) There shall be no loose flooring.

(8) Floors shall be reasonably level.

(9) There shall be no use of the ground for floors, or wood floors on the ground.

(10) The flooring in each room shall consist of the same or similar material; and where covering or finishing is provided, such covering or finishing shall be reasonably smooth and not worn through.

(11) Bath, kitchen and washer/dryer area floors shall have water resistant floor coverings.

LOCATION: Throughout house.

NARRATIVE: 153.16 (B) (1-3,5-8,10) Shall apply

---

VIOLATION: Structural Standards-Walls, Interior  
DESCRIPTION: §153.16 STRUCTURAL STANDARDS.

(D) Interior walls shall conform to the following:

(1) Interior finish shall be free of holes and excessive cracks which permit air to penetrate rooms, and if painted or papered, shall be free of chips or excessive peeling.

(2) There shall be no walls in which the plumb line from the top center of studs falls outside the base plate at any point along the wall.

(3) There shall be no loose plaster, loose boards, or other loose wall materials.

(4) There shall be no cardboard, newspaper or highly combustible or improper wall finish; and all wall materials shall be of the same or similar quality and material.

(5) Maximum spacing for studding shall conform to the specifications of the North Carolina Residential Building Code, provided the studding does not show signs of being weak or overloaded. Otherwise, lesser spacing for studding shall be required.

(6) Studs shall be structurally sound and not likely to cause structural weakness in the future.

(7) There shall be no broken or cracked studs or other structural members.

(8) There shall be no rotted, deteriorated or damaged walls and all walls shall be free from holes or cracks which might admit rodents.

(9) There shall be headers above all doors and windows.

LOCATION: Throughout house.

NARRATIVE: 153.16 (D) (1,3,6-9) Shall apply.

---

VIOLATION: Structural Standards-Ceilings  
DESCRIPTION: §153.16 STRUCTURAL STANDARDS.

(E) Ceilings shall conform to the following:

(1) There shall be no joists which are decayed, broken, sagging, or improperly supported at the ends.

(2) Maximum spacing for ceiling joists shall conform to the specifications of the North Carolina Residential Building Code, provided the ceiling joists do not show signs of being weak or overloaded. Otherwise, lesser spacing for ceiling joists shall be required.

(3) Maximum spans for ceiling joists shall comply with the specifications of the North Carolina State Building Code, provided the ceiling joists do not show signs of being weak or overloaded. Otherwise, lesser spans for ceiling joists shall be required.

(4) There shall be no holes or excessive cracks which permit air and dust to penetrate rooms.

(5) There shall be no loose plaster, boards, gypsum wall board, or other ceiling finishes.

(6) There shall be no cardboard, newspaper, highly combustible or improper ceiling finishes; and all ceiling materials shall be of the same or similar quality and material.

(7) Ceiling joists shall be structurally sound and not likely to cause structural weakness in the future.

LOCATION: Throughout house.

NARRATIVE: 153.16 (E) (1,4-5,7) Shall apply.

---

VIOLATION: PLUMBING STANDARDS  
DESCRIPTION: §153.17 PLUMBING STANDARDS.

(A) All plumbing shall be installed in accordance with the North Carolina



Plumbing Code and shall be maintained in a state of good repair and in good working order.

(B) All plumbing shall be connected to the city sanitary sewer system where available or to another approved system connected to a potable water supply.

(C) All fixtures shall be operable and accessible to the occupants of the dwelling.

(D) There shall be no broken water closet bowls.

(E) Water closets shall not be loose or leaking.

(F) No leaks shall be in shower stall floor and/or wall.

(G) There shall be adequate facilities for furnishing hot water to each tub or shower, lavatory, and kitchen sink.

(H) There shall be installed an approved potable water supply inside the building for each dwelling unit.

(I) There shall be installed in each dwelling unit not less than a kitchen sink, a water closet, tub or shower, lavatory and sink and an adequate supply of both cold and hot water.

(J) There shall be separate toilet facilities for each dwelling unit.

(K) Toilet and bathing facilities shall be protected from the weather.

(L) All water piping shall be protected from freezing by proper installation in unprotected space.

(M) Sewer and water pipes shall be supported with no broken or leaking pipes.

(N) Every water closet compartment floor surface and bathroom floor surface shall be so constructed and maintained as to be reasonably impervious to water and so as to permit such floor to be readily kept in a clean and sanitary condition.

(O) The water closet and tub or shower shall be located in a room or rooms affording privacy to use.



LOCATION: Throughout house.

NARRATIVE: 153.17 (B)(C)(H) Shall apply.

---

VIOLATION: ELECTRICAL STANDARDS  
DESCRIPTION: §153.19 ELECTRICAL STANDARDS.

(A) Every dwelling shall be wired for electrical lights and convenience receptacles connected in such a manner as determined by the State Electrical Code.

(B) No receptacles, ceiling fixtures, or other fixtures shall be hanging loose.

(C) All switches and receptacles shall be safely operable.

(D) Every habitable room shall contain not less than two (2) wall-type electrical convenience receptacles connected in such manner as required by the National Electrical Code.

(E) There shall be installed in every habitable room, bathroom, laundry room, hallway, stairway and furnace room at least one supplied ceiling or wall type electrical light fixture; provided, further, that the ceiling light fixture may be omitted in a living room and bedrooms, provided three (3) electrical convenience receptacles are installed, one (1) of which is controlled from a wall switch.

(F) There shall be no unsafe wiring.

(G) There shall be no drop or extension cords in excess of six (6) feet in length.

(H) No circuits shall be overloaded. Fuses shall be sized correctly and not bridged out.

(I) All fixtures, receptacles, equipment in every public hall and stairway in every multiple dwelling unit shall be adequately lighted by electrical lights at all times when natural light is not sufficient. All wiring to be installed and maintained in a state of good repair, safe, capable of being used and shall be in accordance with the National Electrical Code.

(J) Every dwelling shall be equipped with smoke detectors installed to protect occupants in all sleeping areas. Operable smoke alarms, shall be either battery-operated or electrical, having an Underwriters' Laboratories, Inc. listing or other equivalent national testing laboratory approval, and installed in accordance with either the standards of the National Fire Protection Association or the minimum protection designated in the manufacturer's instructions.

(K) Every dwelling shall have a minimum of one operable carbon monoxide alarm per rental unit per level, either battery-operated or electrical, that is listed by a nationally recognized testing laboratory that is OSHA-approved to test and certify to the American National Standards Institute/Underwriters Laboratories Standards ANSI/UL2034 or ANSI/UL2075, and install the carbon monoxide alarms in accordance with either the standards of the National Fire Protection Association or the minimum protection designated in the manufacturer's instructions.

(L) A carbon monoxide alarm may be combined with smoke alarms if the combined alarm does both of the following:

(1) Complies with ANSI/UL2034 or ANSI/UL2075 for carbon monoxide alarms and ANSI/UL217 for smoke alarms; and

(2) Emits an alarm in a manner that clearly differentiates between detecting the presence of carbon monoxide and the presence of smoke.

(M) The requirements in subsections (K) and (L) above apply only to dwellings units having a fossil-fuel burning heater, appliance, or fireplace, and in any dwelling unit having an attached garage.

LOCATION: Throughout house.

NARRATIVE: 153.19 (A)(B)(C)(F)(I) Shall apply.

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VIOLATION: Light and Ventilation Standards-Window locks  
DESCRIPTION: §153.20 LIGHT AND VENTILATION STANDARDS.

(E) Window Locks. All window openings to the outside shall be reasonably weathertight and shall have operable locks.

LOCATION: Throughout house.

NARRATIVE: 153.20 (E) Shall apply.

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VIOLATION: SPACE, USE AND LOCATION STANDARDS  
DESCRIPTION: §153.21 SPACE, USE AND LOCATION STANDARDS.

(A) No cellar shall be used for living purposes unless:

(1) The floor and walls are substantially watertight;

(2) The total window area, total operable window area and ceiling height are equal to those required for a habitable room;

(3) The required minimum window area of every habitable room is entirely above the grade adjoining such window area, except where the windows face a stairwell, window well or access way.

(B) Water closet and bathing facilities shall be enclosed with an operable door and lock for privacy.

(C) There shall be no holes or excessive cracks in walls, ceilings, outside doors or outside windows.

(D) Access shall be provided to all rooms within a dwelling unit without passing through a public space.

(E) Doors shall be provided at all doorways leading to bedrooms, water closet rooms, and bathrooms and all rooms adjoining a public space.

(F) All doors providing access to any living unit shall have operable locks, and the owner shall provide a change of locks or keys for new tenants.

(G) All doors opening to the outside shall be reasonably weather tight.

(H) A minimum of one approved and listed smoke detector shall be installed adjacent to each sleeping area and on each habitable floor level and basement. Smoke detectors shall be installed in accordance with the manufacturer's recommendation and listing and maintained in proper working order. When activated, the detector shall provide an

audible alarm. See G.S. § 42-42.

LOCATION: Throughout house.

NARRATIVE: 153.21 (C)(E)(F)(G) Shall apply.

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VIOLATION: Safe and Sanitary Maintenance Standards-Exterior foundation, walls and roofs

DESCRIPTION: **§153.22 SAFE AND SANITARY MAINTENANCE STANDARDS.**

(A) Exterior foundation, walls and roofs. Every foundation wall, exterior wall and exterior roof shall be substantially weather tight and rodent proof; shall be kept in sound condition and good repair; shall be capable of affording privacy; shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon. Every exterior wall shall be protected with paint or other protective covering to prevent penetration of moisture or the weather.

LOCATION: Throughout house.

NARRATIVE: 153.22 (A) Shall apply.

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VIOLATION: Safe and Sanitary Maintenance Standards-Interior floors, walls and ceilings

DESCRIPTION: **§153.22 SAFE AND SANITARY STANDARDS.**

(B) Interior floors, walls and ceilings. Every floor, interior wall and ceiling shall be substantially rodent proof; shall be kept in sound condition and good repair; and shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon.

LOCATION: Throughout house.

NARRATIVE: 153.22 (B) Shall apply.

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VIOLATION: Safe and Sanitary Maintenance Standards-Windows and doors

DESCRIPTION: **§153.22 SAFE AND SANITARY MAINTENANCE STANDARDS.**



(C) Windows and doors. Every window, exterior door, basement or cellar door and hatchway shall be substantially weather tight, watertight and rodent proof; and shall be kept in sound working condition and good repair.

LOCATION: Throughout house.

NARRATIVE: 153.22 (C) Shall apply.

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PRIVATE  
PROPERTY





















**ORDINANCE OF MONROE CITY COUNCIL  
TO DECLARE PROPERTY OF ISHADOT OWENS GRIFFIN WIDOW OF TONY L.  
GRIFFIN AND PARTIES IN INTEREST AT 609 WINCHESTER AVENUE, MONROE,  
NORTH CAROLINA UNFIT FOR HUMAN HABITATION AND  
ORDER DWELLING DEMOLISHED AND REMOVED  
O-2026-24**

This matter comes before the City Council on the petition of a Code Enforcement Official for an ordinance finding a structure located on the herein described property unfit for human habitation and ordering the structure repaired or demolished in order to effectuate the purpose of Chapter 160D, Article 12 of the North Carolina General Statutes with respect to the property hereinafter described.

Council hereby makes and enters the following FINDINGS OF FACT:

1. The dwelling, dwelling unit or abandoned structure located at 609 Winchester Avenue, Monroe, North Carolina is owned by and being the property of Ishadot Owens Griffin widow of Tony L. Griffin and all other parties in interest, described by deed recorded on May 14, 1997 in Book 970, page 544, Union Public Registry, and identified as Tax Parcel Number 09-228-140.
2. The subject property is located in the Winchester community and is currently vacant.
3. Based upon an inspection of the subject property referenced above, the following violations of the Minimum Housing Ordinances were found windows, doors, and siding not substantially weather tight throughout house; chimneys or parts thereof are defective deteriorated or in danger of falling; hole in roof on the front of the home and missing shingles on the rear of the home; loose mortar/masonry observed on the foundation; trash and debris throughout house; front porch is not properly supported; walls & ceiling/dry wall and insulation damaged throughout house; and subfloor damaged throughout home.

4. A Minimum Housing Complaint and Notice of Hearing was issued by the Code Enforcement Officer on February 24, 2025 setting a hearing date regarding the dwelling, dwelling unit or abandoned structure for 9:00 am on March 25, 2025.
5. Ishadot Owens Griffin widow of Tony L. Griffin and all other parties in interest were duly served with a Complaint and Notice of Hearing by regular and certified mail return receipt, legal advertisement in the newspaper and a copy of the notice posted on the dwelling, sent on February 24, 2025.
6. The Code Enforcement Officer held and conducted the Minimum Housing Code Enforcement Hearing on March 25, 2025 at 9:00 a.m. at which Ishadot Owens Griffin intestate heir attended.
7. As a result of the hearing, the Code Enforcement Officer made and entered an Order finding said dwelling, dwelling unit or abandoned structure to be in violation of the Minimum Housing Code, determined the property to be in a dilapidated condition as defined in Section 153.03 of the Monroe Code of Ordinances, and ordered Ishadot Owens Griffin widow of Tony L. Griffin and all other parties in interest to repair or demolish and remove the dwelling by August 29, 2025 due to the unsafe condition of the dwelling.
8. The dwelling located at 609 Winchester Avenue has a tax value of \$0 and the repairs necessary to bring the house into compliance with the State building code are estimated at \$65,507.91, which exceed 50% of the value.
9. The Order entered by the Code Enforcement Officer was duly served to Ishadot Owens Griffin and parties of interests by regular and certified mail return receipt, with a copy posted on the dwelling.
10. The Order of the Code Enforcement Officer, entered on May 30, 2025 ordering Ishadot Owens Griffin widow of Tony L. Griffin and all other parties in interest to repair or demolish and remove said structure was not appealed and the time for appeal has expired, and it is found to be correct and proper and is therefore ratified and incorporated herein by reference.
11. The structure located on the property described herein is and continues to be out of compliance with the Order and unfit for human habitation.

**NOW, THEREFORE, BE IT ORDAINED THE CODE ENFORCEMENT OFFICER IS HEREBY ORDERED AS FOLLOWS:**

1. The Code Enforcement Officer is hereby ordered to cause the above structure located at 609 Winchester Avenue, Monroe North Carolina, to be demolished and removed and is authorized to utilize all other statutory means of enforcing the Order and this Ordinance including but not limited to the remedies set out in N.C.G.S. §160A-175(e) and (f) and N.C.G.S. §160D-1203(4) and (5).

2. The cost associated with demolition and removal of the structure to effectuate the purpose of this Ordinance shall be a lien against the property as provided in N.C.G.S. §160D-1203(7) and filed with the City of Monroe Tax Collector.
3. All personal property, fixtures, and salvageable materials remaining in the dwelling shall be disposed of and any funds derived there from shall be used in conformity with N.C.G.S. §160D-1203(7).
4. This Ordinance shall be recorded in the Office of the Register of Deeds for Union County and indexed in the grantor index under the property owner's name.
5. This Ordinance shall be effective from and after the date of its adoption.

Adopted this 23<sup>rd</sup> day of June 2026.

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Robert A. Burns., Mayor

Attest:

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Bridgette H. Robinson, City Clerk

**NORTH CAROLINA  
UNION COUNTY**

I, \_\_\_\_\_, Notary Public, in and for said County and State, do hereby certify that Bridgette H. Robinson personally appeared before me this day and acknowledged that she is the City Clerk of the City of Monroe, a municipal corporation of said state, and that by virtue of said office is also Clerk to the City Council of said City, and that by authority duly given and as an act of said City, the foregoing instrument was signed in the name of the City and in her presence by its Mayor, sealed with the corporate seal of said City, and attested by herself as its City Clerk.

Witness my hand and notarial seal, this 23<sup>rd</sup> day of June 2026.



**STAFF REPORT**

**TO:** City Council  
**VIA:** Mark Watson, City Manager  
**DATE:** June 23, 2026  
**FROM:** Bridgette H. Robinson, City Clerk  
**PREPARED BY:** Bridgette H. Robinson, City Clerk  
**SUBJECT:** Public Comment Period

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**SUMMARY STATEMENT**

The Public Comment Period is set aside to receive comment from the Public in accordance with North Carolina General Statutes.

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**REVIEW**

**RULES GOVERNING PUBLIC COMMENT PERIOD AND RULES OF DECORUM DURING CITY COUNCIL REGULAR MEETINGS**

1. A Public Comment Period shall be placed on the Agenda of the City Council Regular Meeting occurring on the fourth Tuesday of each month. Said agenda item shall occur on the Regular Meeting Agenda immediately following Public Hearings. When adopting the Agenda, City Council may move the Public Comment Period to another location on the Agenda solely at City Council’s discretion. Such change is effective only during that meeting.
2. Each person desiring to speak during the Public Comment Period shall sign up to speak prior to the start of the meeting on the form provided by listing their name, City and County of their residence, and topic on which he or she will speak. An individual may only sign up for themselves and not sign up or place another individual’s name on the Signup Sheet. Any speaker that signs up and fails or refuses to give all the required information will not be called on to comment.

3. A total time of sixty (60) minutes will be allotted for the Public Comment Period on the Regular Agenda. Any speaker that signs up to speak and does not get a chance to speak during the Public Comment Period due to the sixty-minute time limit will be given priority to speak during the next City Council Public Comment Period. City Council, in its discretion, may extend the sixty (60) minutes allotted for the Public Comment Period during any meeting.
4. City of Monroe residents will be given the opportunity to speak first, followed by Union County residents, followed by residents of other areas. The Mayor, or presiding officer, shall determine the order in which speakers are called to comment.
5. Each speaker shall be allotted up to two (2) minutes to speak which shall be strictly observed at all times. Speakers shall immediately cease speaking when their allotted time is over. Groups of persons speaking on the same topic are strongly encouraged to designate a spokesperson to speak on their behalf. As an incentive, a spokesperson making comments for two (2) to five (5) individuals that signed up to speak will be given up to three (3) minutes, and for six (6) or more, a spokesperson will be given up to five (5) minutes to speak.
6. Speakers shall refrain from: obscene speech, defamation, communicating true threats of physical harm to anyone, incitement to imminent lawless action, or speaking fighting words. Speakers shall remain at the podium to make comments and not approach City Council or City staff. No one can accompany the speaker at the podium.
7. Members of the audience shall not willfully interrupt, disturb, or disrupt a City Council meeting. Audience members shall refrain from commenting, jeering, clapping, or cheering in response to comments. Audience members shall not engage in demonstrations or theatrics and shall remain seated at all times unless called on to be identified from their seat when designating a spokesperson and immediately be seated. Audience members shall never approach the podium or dais. Improper behavior as described in this section by a member of the audience will not be tolerated and may result in sanctions up to and including being asked to leave the meeting following the same procedures set out to sanction a speaker.
8. Members of the audience may hold signs no larger than 8 inches by 11½ inches in size but shall not raise them above their heads or so as to block the view of those behind them.
9. The Mayor, as the presiding officer, has the authority and responsibility to enforce and carry out these Rules. However, any member of City Council may identify improper conduct by raising a point of order during the meeting. Upon raising a point of order by a Council Member, the Mayor, or presiding officer, shall call for all public comments to cease immediately. The presiding officer shall then, at a minimum, warn the violator and demand the individual cease the violation first. If the violator continues to violate the rules, the presiding officer may impose appropriate sanctions including, but not limited to, loss of time, removal from the Council meeting, or other

appropriate action needed to restore decorum. However, if a City Council member believes the warning or sanction imposed are insufficient based on the nature of the violation, any City Council Member may renew the point of order and call for additional sanctions up to and including removal of the offender from the meeting premises upon motion, second, and approval by a majority of City Council. The City Attorney, as Parliamentarian for the City, shall be the final arbiter of the procedural rules and take necessary action to see that proper parliamentary procedures are followed and maintained during City Council Meetings.

10. Anyone that willfully interrupts, disturbs, or disrupts a City Council Meeting may be asked to leave the meeting premises immediately by the Mayor or upon point of order by a City Council Member and approval by City Council. Upon failure to leave as directed, the individual may be cited for violating NC General Statute §143-318.17.
11. Speakers shall not speak on any topic which is the subject of a public hearing on the same Agenda.
12. City Council will refrain from engaging in a dialogue with speakers except to the extent necessary to clarify the speaker's position.
13. No formal action will be taken by City Council during the same meeting on any matter which was initially introduced during the Public Comment Period.
14. The City of Monroe shall not record, video, live stream, or post on the internet any video or audio recordings of public comments made during the Public Comment Period.
15. City Council shall not restrict the subject matter of any comment based on content in any way except as provided herein.

*Adopted: September 6, 2005 (R-2005-35)*

*Amended: April 2, 2023 (R-2019-23); February 13, 2024; May 14, 2024; July 8, 2025, October 14, 2025; November 25, 2025; January 27, 2026*

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### **RECOMMENDATION**

Receive public comment.