

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish - 411 W. Willis Ave.

From: Thanena Wilson, Director
Community Development & Housing

Meeting Date: May 2, 2023

Public Hearing: N/A

Advertising Date:
Advertised By: N/A

Attachments:

- A. Staff report
- B. Ordinance to Demolish
- C. Photos
- D. Maps

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 411 W. Willis Avenue.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 8/25/2022. No action occurred by the compliance date of 9/26/2022. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

There are sufficient funds in the FY22-23 budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested Ordinance to Demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:

The Ordinance to Demolish becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the Ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

411 W. Willis Ave.

OWNER:

Triad Housing Group I, LLC

**REASON FOR
INSPECTION:**

Inspector observed condition of the property

**FIRST
INSPECTION:
7/26/2022**

Summary of Major Violations

1. Repair or replace roof system
2. Repair or replace sheetrock throughout
3. Repair or replace rear porch, steps and handrail/guardrail
4. Repair or replace/install required plumbing & plumbing fixtures
5. Repair or replace floor system throughout

**HEARING
RESULTS:
8/24/2022**

No one appeared for the Hearing. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:
8/25/2022**

Order to Repair or Demolish
Date of Compliance 9/26/2022

APPEALS:

None

**OWNER
ACTIONS:**

None

ADDITIONAL:

A representative for Triad Housing Group I, Nicole Berg, told the inspector in December 2022 they would be making repairs to the property. In January 2023, after they received a repair estimate exceeding \$65,000.00 to make repairs the representative told the inspector they plan to sell the house quickly and have the owner move forward with the needed repairs. In March 2023 Mr. Belcher, another representative for the company advised the inspector they are having a hard time selling the property, and if they don't find a buyer, they will demolish the house.

There are no delinquent property taxes for this property.

411 W WILLIS AV



Site


Scale: 1"=200'
G:\Planning\Secure\Community Development\Community Development.aprx

ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 12 of Chapter 160D of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

411 W. Willis Ave.

Triad Housing Group I, LLC
1615 Brannock Dr.
Greensboro, NC 27406

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,
This the 15th day of May, 2023

Sandra Keeney, City Clerk



14 Apr 2023



14 Apr 2023



14 Apr 2023



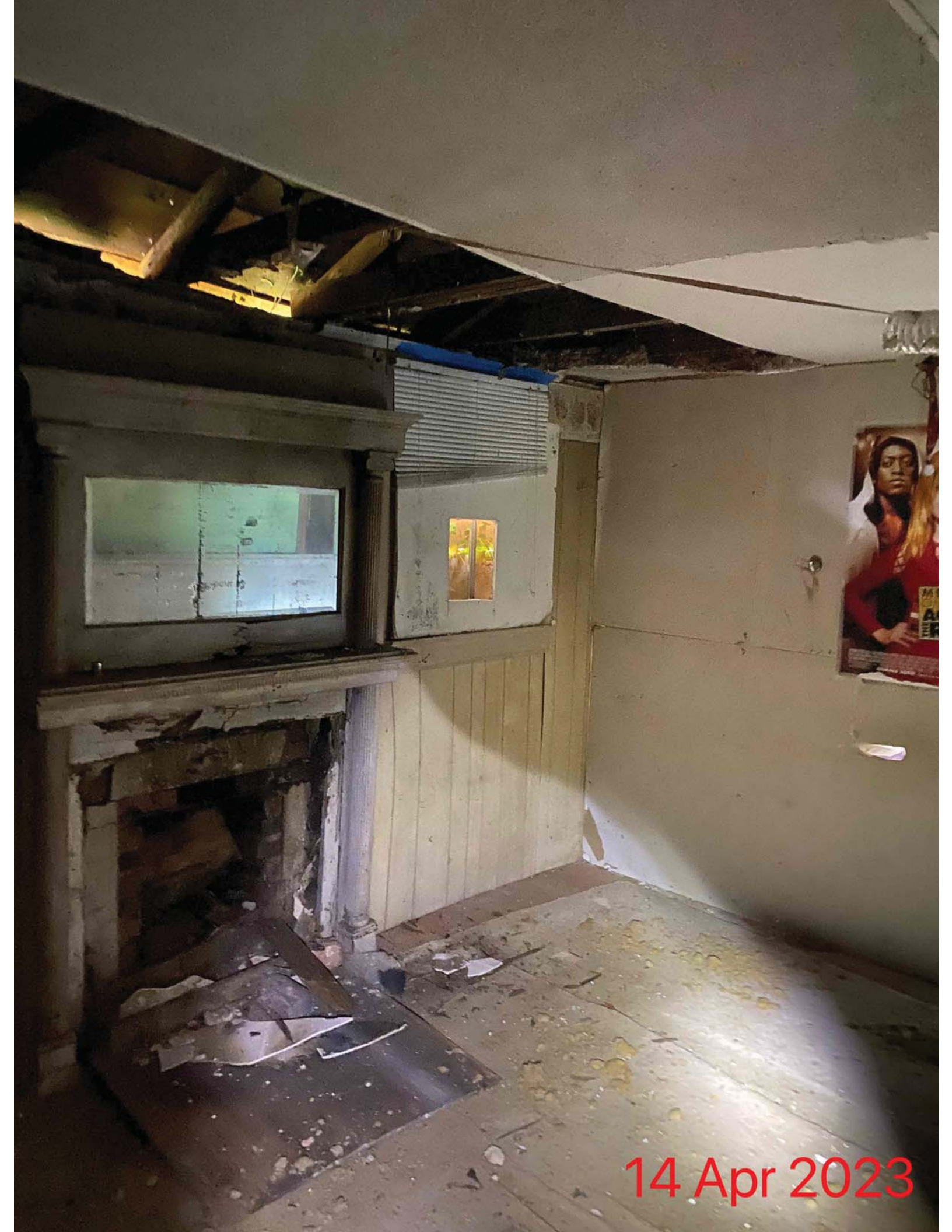
14 Apr 2023



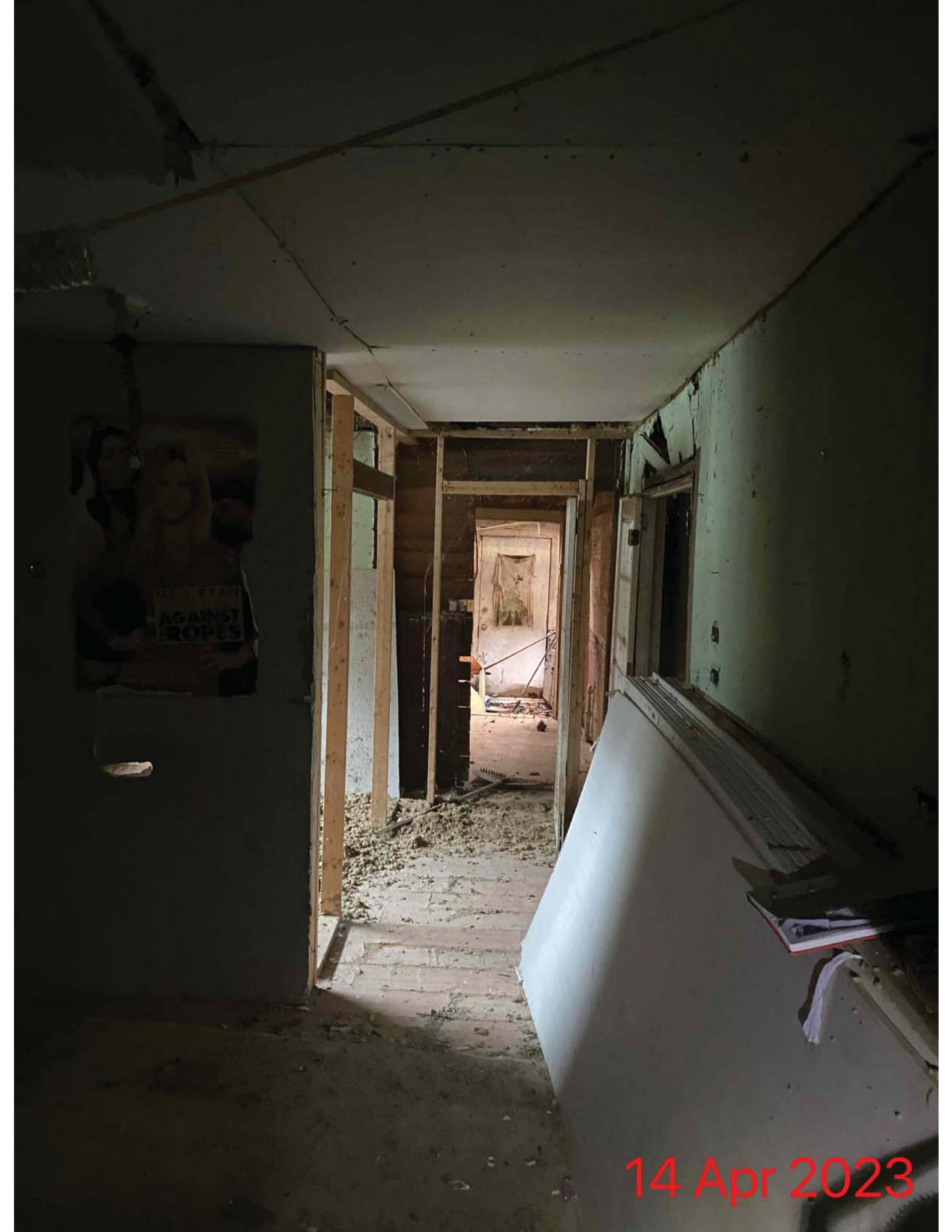
14 Apr 2023



14 Apr 2023



14 Apr 2023



AGAINST PROTES

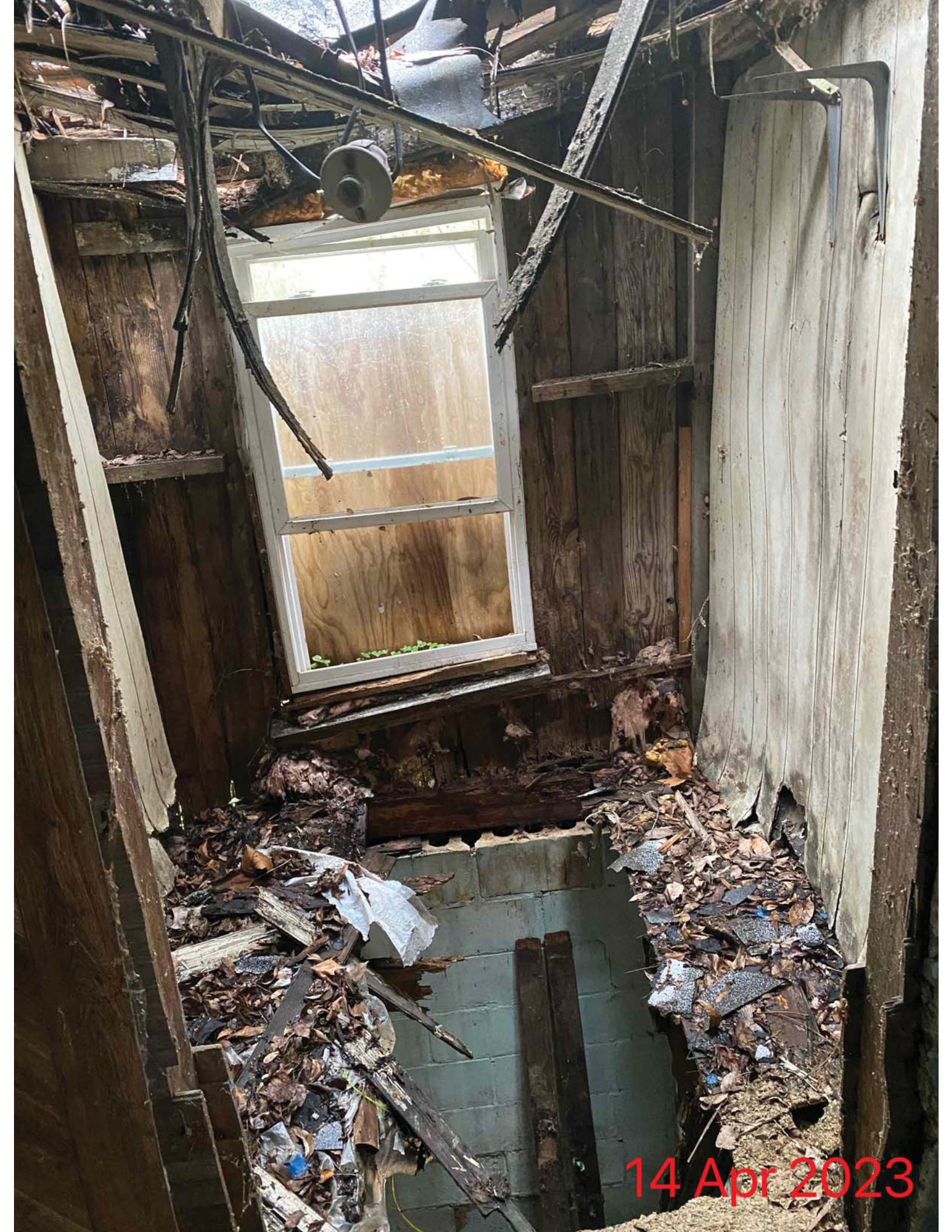
14 Apr 2023



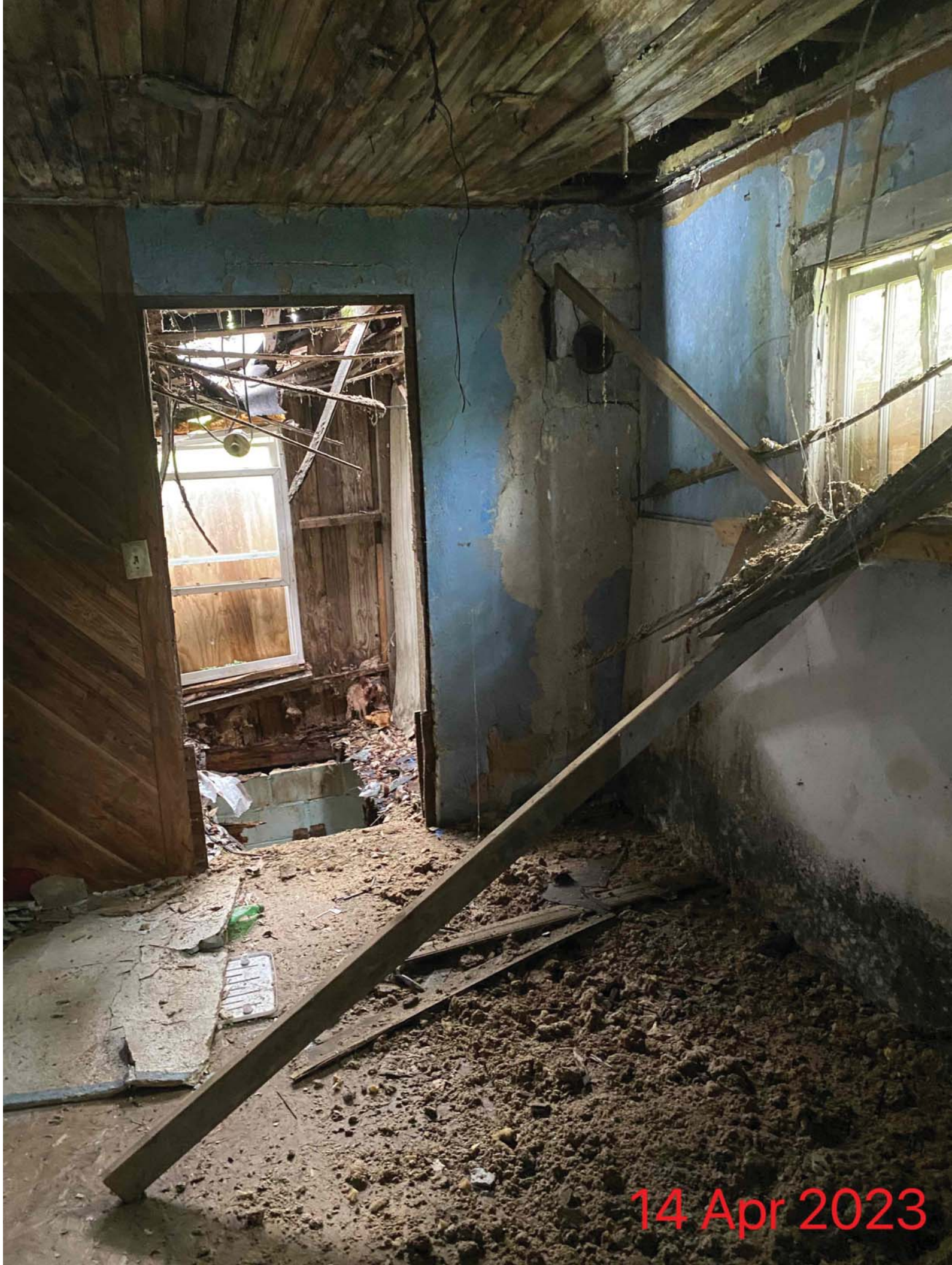
14 Apr 2023



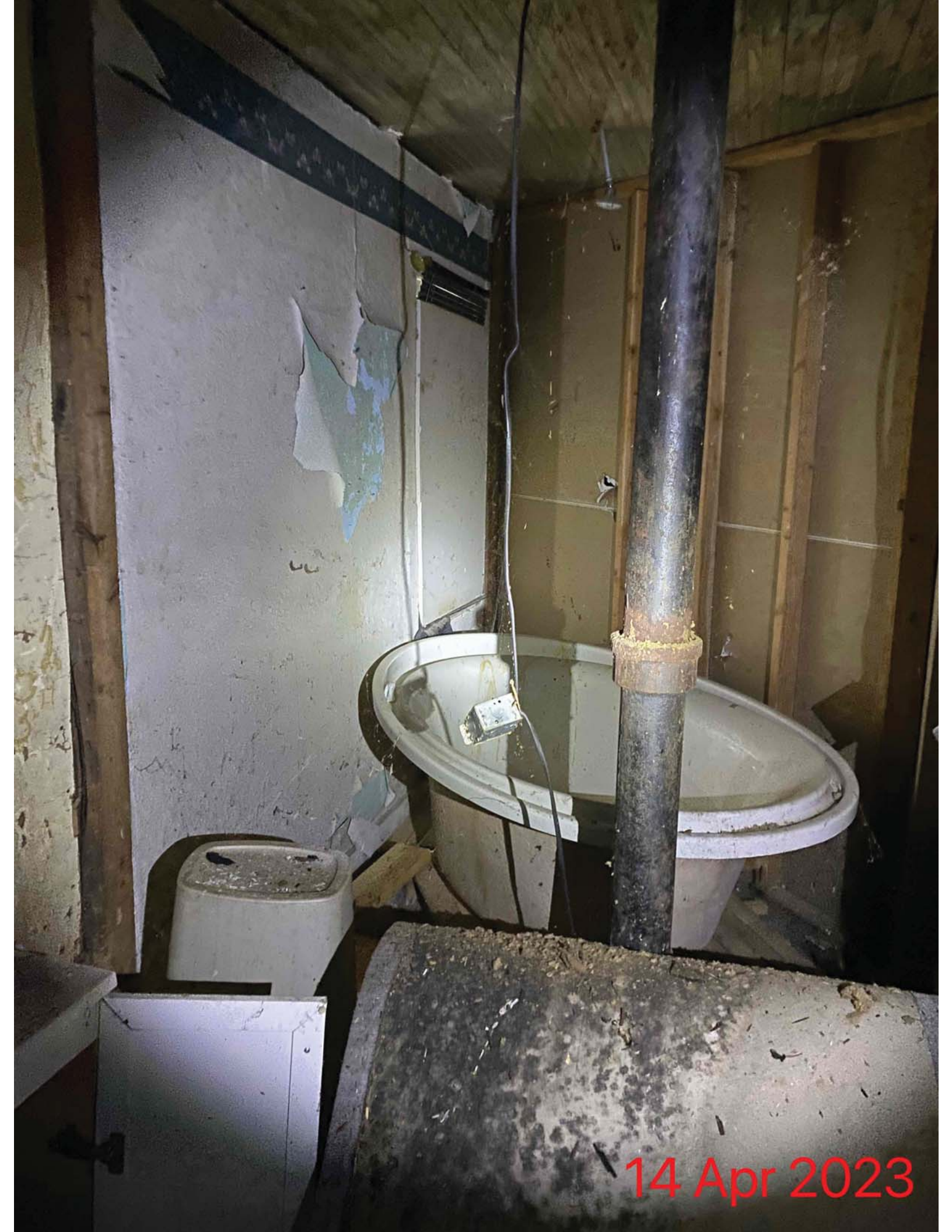
14 Apr 2023



14 Apr 2023



14 Apr 2023



14 Apr 2023



14 Apr 2023



14 Apr 2023