

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish – 1116 E. Russell Ave.

**From:** Michael E. McNair, Director  
Community Development & Housing

**Meeting Date:** 06/21/2021

**Public Hearing:** No

**Advertising Date:**

**Advertised By:**

**Attachments:**

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

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### **PURPOSE:**

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 1116 E. Russell Avenue.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 3/4/2021. No action occurred by the compliance date of 4/7/2021. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

### **BUDGET IMPACT:**

Funds are available in the Department 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 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:**

1116 E Russell Ave.

**OWNER:**

Heirs of Lilla Mae Walton

**REASON FOR  
INSPECTION:**

Inspector observed condition of the house

**FIRST  
INSPECTION:  
10/7/2016**

Summary of Major Violations

1. Repair or replace roof sheathing & roof covering
2. Repair or replace water damaged rafters, ceiling joists, beams
3. Repair or replace ceiling & wall material throughout
4. Repair or replace rotten or missing fascia
5. Repair or replace porch roof

**HEARING  
RESULTS:  
12/17/2020**

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:  
03/04/2021**

Order to Repair or Demolish  
Date of Compliance 04/07/2021

**APPEALS:**

None

**OWNER  
ACTIONS:**

None

**ADDITIONAL:**

Someone representing the Heirs did call the inspector about 2 hours after the Hearing was held 12/17/2020. They advised the inspector that the Heirs are not in a financial state to pay off all liens and bring the property into compliance.

Local Codes has been contacted a few times since the beginning of the year by possible buyers and Heirs, asking about time to make repairs. They were advised of the process, to date the property hasn't been sold and repairs have not begun.

Guilford County property taxes are delinquent in the amount of \$10,334.33 for the years 2013 through 2020.

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 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

1116 E. Russell Ave.

Heirs of Lilla Mae Walton  
1116 E. Russell Ave.  
High Point, NC 27260

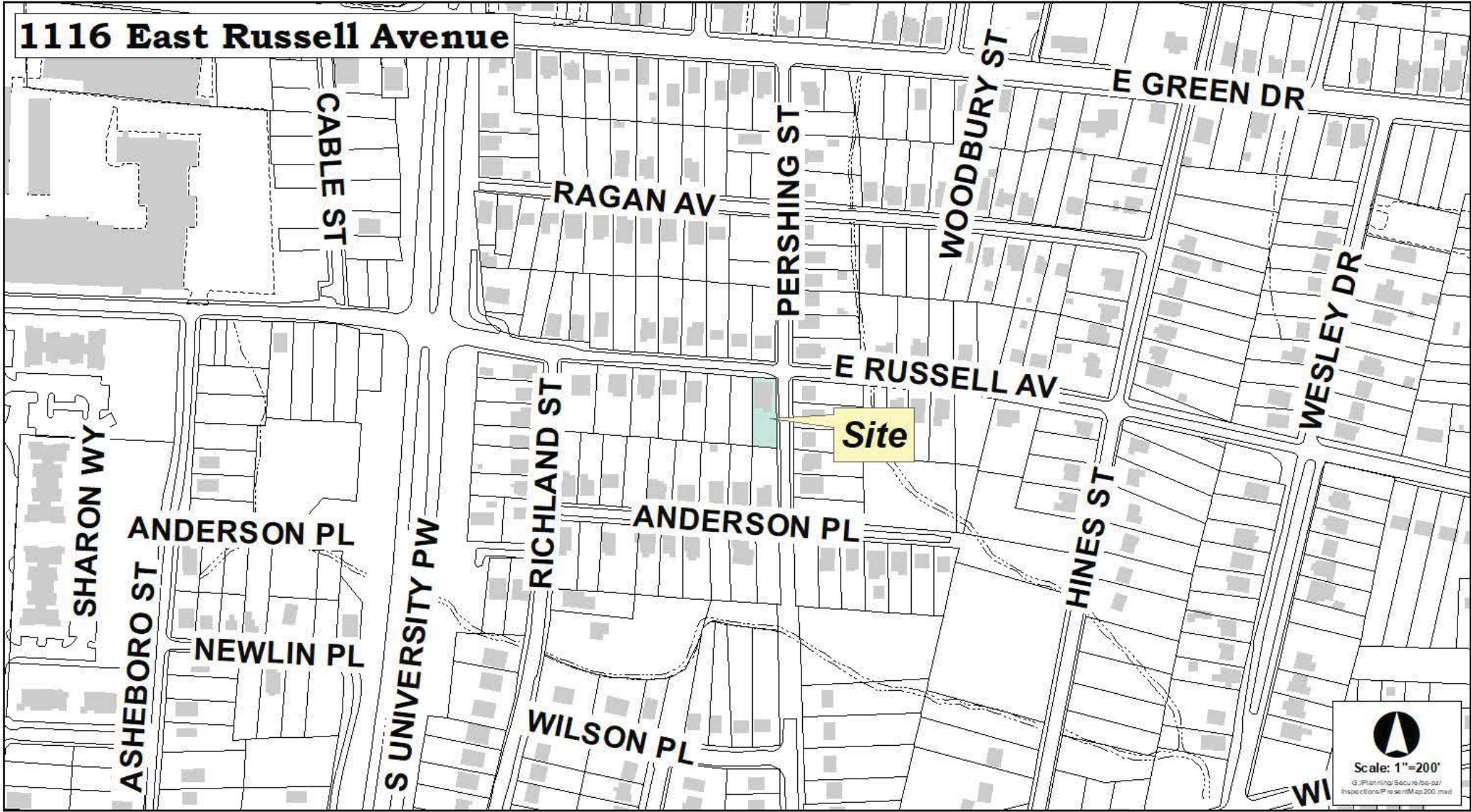
SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

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

Adopted by City Council,  
This the 21st day of June, 2021

Lisa B. Vierling, City Clerk

**1116 East Russell Avenue**



Scale: 1"=200'  
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