

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish – 406 Cable St.

**From:** Thanena Wilson, Director  
Community Development & Housing

**Meeting Date:** 6/6/2023

**Public Hearing:** N/A

**Advertising Date:**  
**Advertised By:** N/A

**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 406 Cable Street.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 8/11/2022. No action occurred by the compliance date of 9/12/2022. 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.

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)

406 Cable St.

Felix Donatien  
728 Ferndale Blvd.  
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 20th day of June, 2023

Sandra Keeney, City Clerk

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

**ORDINANCE  
REQUEST:**

Ordinance to Demolish

**PROPERTY  
ADDRESS:**

406 Cable Street

**OWNER:**

Felix Donatien (purchased 11/19/2019)

**REASON FOR  
INSPECTION:**

Inspector observed condition of the property

**FIRST  
INSPECTION:  
8/14/2019**

Summary of Major Violations

1. Install heating system
2. Repair or replace loose wall & ceiling material throughout
3. Install all required plumbing fixtures
4. Repair or replace missing/damaged light fixtures & exposed wiring
5. Install exterior steps to second floor

**HEARING  
RESULTS:  
8/11/2022**

Mr. Donatien and his wife, Shelly Godfrey attended the Hearing. The violations were discussed, and the inspector advised they need to make progress on the house and call for inspections for their permit that was issued in January of 2020. They stated they understood, and they plan on making full repairs to the house. It was determined there are several violations of the Minimum Housing Code that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)  
ISSUED:  
8/11/2022**

Order to Repair or Demolish  
Date of Compliance 9/12/2022

**APPEALS:**

None

**OWNER  
ACTIONS:**

Permit issued RC-20-0055

**ADDITIONAL:**

Mr. Donatien purchased the property in November 2019 with an existing minimum housing case for the property. However, we did not

have a Lis Pendens recorded therefore we started a new case, with a new Hearing process. He was issued a building permit on 1/31/2020 – RC-20-0055. On this permit he has had a total of 2 inspections: plumbing rough on 1/25/2023 that failed and another plumbing rough on 2/20/2023 which passed.

Mr. Donatien told the inspector handling the case in January of 2022 that funding wasn't an issue, it is time and help with the work.

Inspectors were in touch with Mr. Donatien many times over the course of this case to discuss his plans for completing repairs.

Guilford County property taxes are delinquent in the amount of \$567.58 for 2022.



406 CABLE AV

Site

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





PRIVATE  
PROPERTY

NO  
TRESPASSING













EVERBILT

EVE

EVERBILT

EVERBILT

EVERBILT









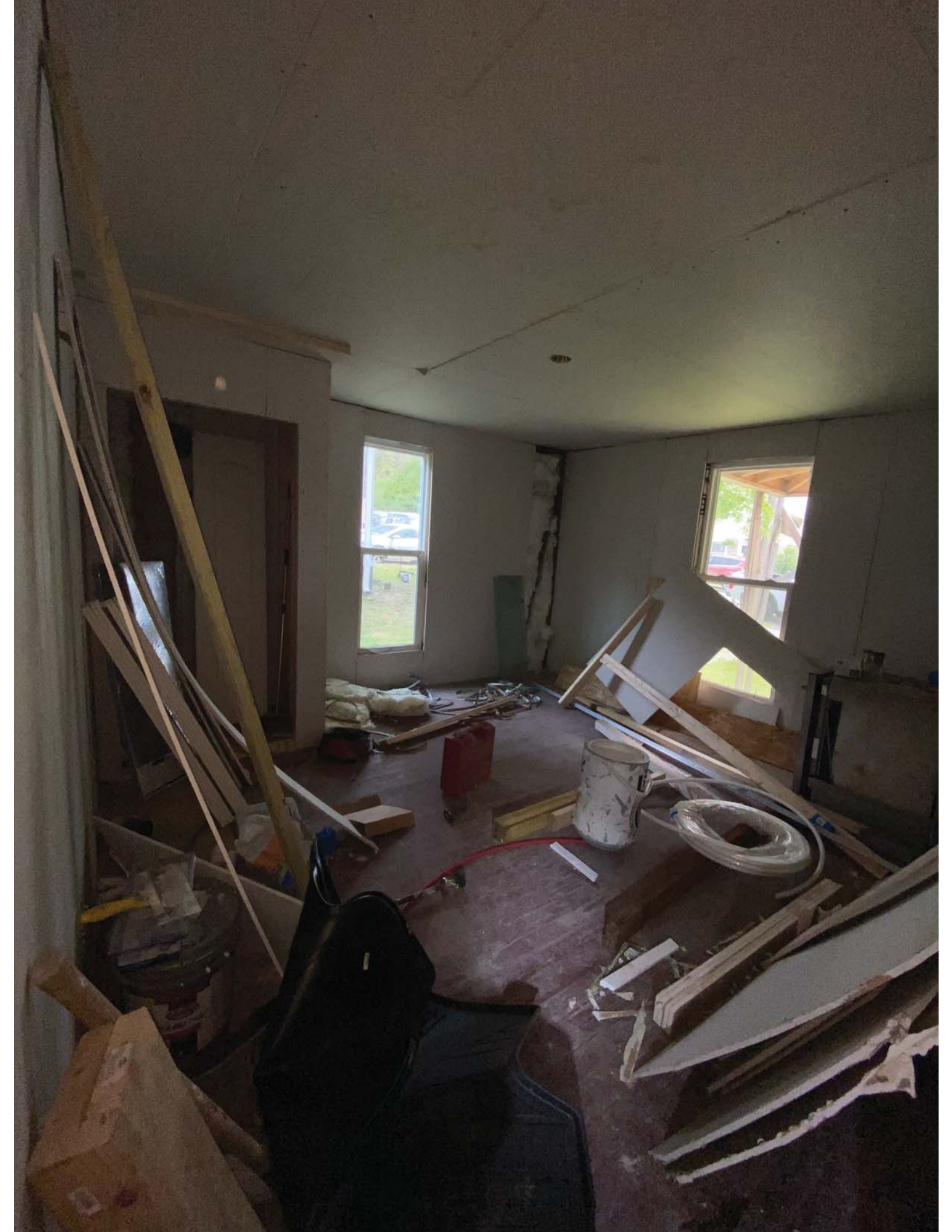
















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