CITY OF HIGH POINT
AGENDA ITEM

HIGH POINT
NORTH CAROLINA'S INTERNATIONAL CITY™

Title: **Ordinance to Demolish – 708 Habersham Rd.**

From: Thanena S. Wilson, Interim Director
Community Development & Housing

Meeting Date: 2/7/2022

Public Hearing: No

Advertising Date:

Advertised By:

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 708 Habersham Rd.

BACKGROUND:
After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 8/18/2021. No action occurred by the compliance date of 9/20/2021. 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.

ORDINANCE REQUEST:	Ordinance to Demolish
PROPERTY ADDRESS:	708 Habersham Rd.
OWNER:	Evelyn C. & Andrew McConnell
REASON FOR INSPECTION:	Received complaint through 911 Communications
FIRST INSPECTION: 2/28/2020	Summary of Major Violations 1. Repair or replace damaged roof sheathing & covering 2. Repair or replace damaged/missing ceiling & wall material 3. Repair or replace damaged framing throughout 4. Repair or replace damaged ceiling joists 5. Install, repair or replace damaged or missing plumbing fixtures
HEARING RESULTS: 2/18/2021	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: 2/18/2021	Order to Repair or Demolish Date of Compliance 9/20/2021
APPEALS:	None
OWNER ACTIONS:	None
ADDITIONAL:	Guilford County property taxes in the amount of $15,397.96 are due for the years of 2014 through 2021.

ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO <u>DEMOLISH</u> 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.

<u>PROPERTY LOCATION</u>   <u>OWNER (S)</u>

708 Habersham Rd.   Evelyn C. McConnell &
                                                       Andrew McConnell
                                                       2457-A Ingleside Dr.
                                                       High Point, NC 27265

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 7th day of February, 2022

Lisa B. Vierling, City Clerk