

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 401 Cedar St.

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

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 401 Cedar Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 11/20/2020. No action occurred by the compliance date of 12/29/2020. 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:**

401 Cedar St.

OWNER:

Case was started over from previous software

**REASON FOR
INSPECTION:**

Complaint from neighbor about condition of the house

**FIRST
INSPECTION:
11/18/2017**

Summary of Major Violations

1. Repair or replace damaged rafters and ceiling joists
2. Repair or replace roof sheathing and covering
3. Repair or replace ceiling, wall and floor covering throughout
4. Repair or replace flashing at chimney
5. Repair or replace porch guardrails and handrails

**HEARING
RESULTS:
11/12/2020**

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:
11/20/2020**

Order to Repair or Demolish
Date of Compliance 12/29/2020

APPEALS:

None

**OWNER
ACTIONS:**

None

ADDITIONAL:

The inspector spoke to Loretta Barino on November 12, 2020, who stated she was an Heir to Riley and Effie McDonald and Bert Rucker. The inspector explained what the situation is with the house and Ms. Barino said she would call the inspector back the following week to and advise if she was interested in repairing the house.

Lori Loosemore spoke to Ron Rucker on March 1, 2021 who stated his father, Bert Rucker is deceased and he was not part owner of the property. Mr. Rucker stated his father wasn't on the Deed and his attorney advised he didn't need to do anything. Lori explained to him that legally we had to notify all owners and parties of interest, which he said he understood.

Guilford County property taxes are due in the amount of \$13,515.65 for the years 2007, 2008 and 2011 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)

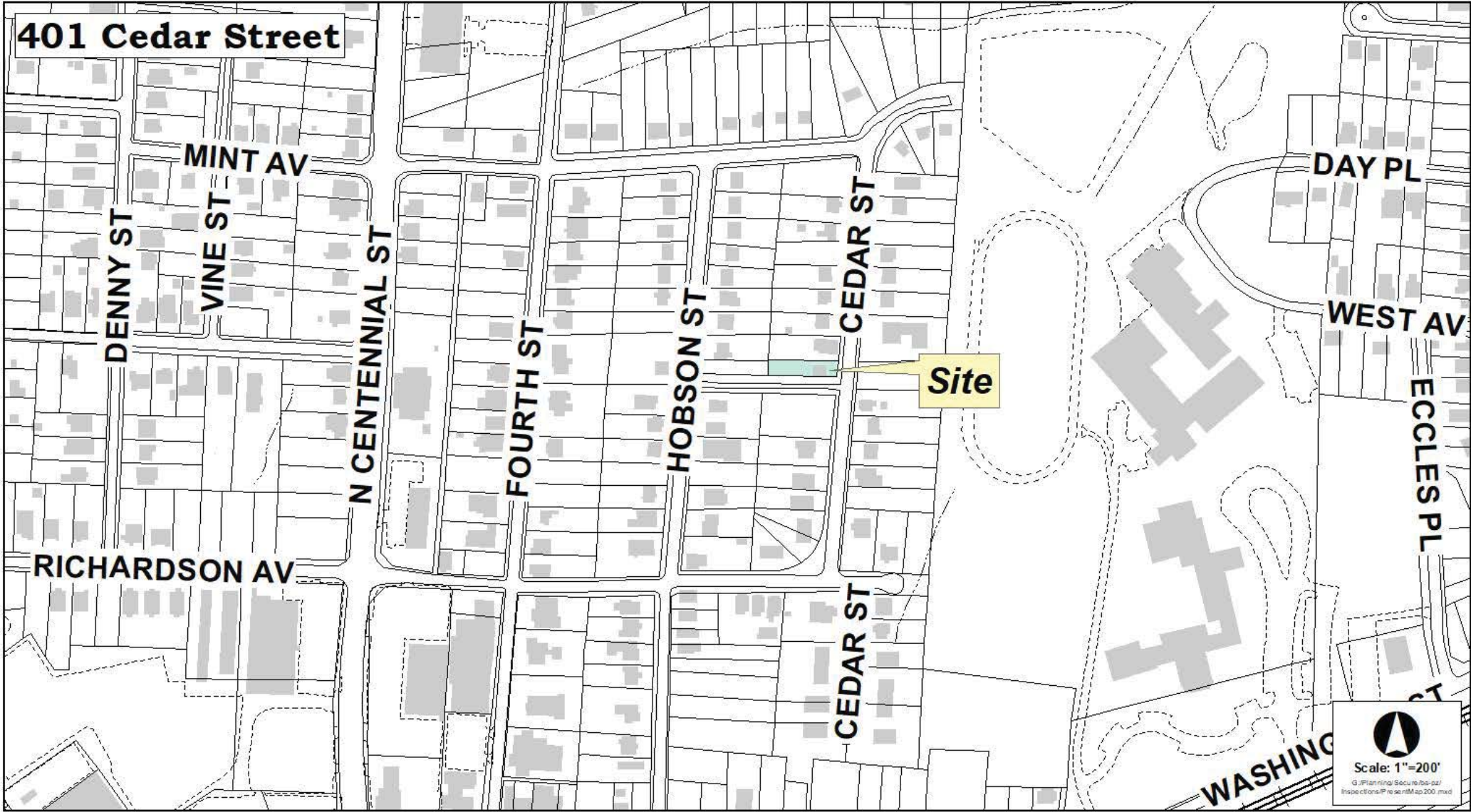
401 Cedar St.

Heirs of Effie McDonald, Heirs of Bert Rucker & Riley McDonald or Heirs of Riley McDonald
1312 Wendell 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



Scale: 1"=200'
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