

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1227 Greensboro Rd.

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

Meeting Date: 4/18/2022

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 1227 Greensboro Rd.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 1/13/2021. No action occurred by the compliance date of 2/17/2021. 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:**

1227 Greensboro Rd.

OWNER:

NC Group Capital LLC (purchased 7/14/2021)
Lis Pendens recorded 12/30/2020

**REASON FOR
INSPECTION:**

Inspector observed condition of house

**FIRST
INSPECTION:**
7/14/2020

Summary of Major Violations
1. Repair or replace damaged ceiling joists & rafters
2. Repair or replace missing ceiling material throughout
3. Repair or replace damaged framing throughout
4. Repair or replace damaged foundation walls & piers
5. Repair or replace damaged roof sheathing & covering

**HEARING
RESULTS:**
1/12/2021

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:**
1/13/2021

Order to Repair or Demolish
Date of Compliance 2/17/2021

APPEALS:

None

**OWNER
ACTIONS:**

NONE

ADDITIONAL:

The property was sold to current owners in July of 2021. A Lis Pendens was recorded on the property prior to their purchase. In November 2021 the inspector spoke to a representative, Joseph Hefets, with company who stated they may sell the property or they have plans with an architect to renovate the property.

In December of 2021 the inspector called and spoke to Mr. Hefets and advised him that the City needs to know their plans for the property.

January 28, 2022, the inspector left a voicemail for Mr. Hefets asking for an update of the property.

February 22, 2022, the inspector spoke with Mr. Hefets who stated they plan to demolish the property.

March 29, 2022, the inspector spoke with Mr. Hefets again who stated they plan to demolish and asked for a list of contractors that we use, which was provided.

As of April 7, 2022, no repair or demolition permits have been applied for.

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)

1227 Greensboro Rd.

NC Group Capital LLC
709 E. Lenoir St.
Raleigh, NC 27601

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 18th day of April, 2022

Lisa B. Vierling, City Clerk















FOR
R E A L T O
CRAVEN-JOHNSON-POLLO
615 N. HAMILTON ST. HIC





