

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish – 1222 Carter St.

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

**Meeting Date:** 5/2/2022

**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 1222 Carter St.

### BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 11/20/2019. No action occurred by the compliance date of 12/23/2019. 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:**

1222 Carter St.

**OWNER:**

Syed S. Medhi (obtained through Last Will & Testament)  
Rafia S. Mehdi (obtained through QC Deed recorded 12/8/2020)  
Lis Pendens record on 10/29/2019

**REASON FOR  
INSPECTION:**

Received complaint about condition of house

**FIRST  
INSPECTION:  
10/22/2019**

Summary of Major Violations  
1. Repair or replace roof covering  
2. Repair or replace electrical panel  
3. Repair, replace or install required plumbing fixtures  
4. Repair or replace loose/falling ceiling material throughout  
5. Repair or replace interior stair steps

**HEARING  
RESULTS:  
11/6/2019**

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:  
11/20/2019**

Order to Repair or Demolish  
Date of Compliance 12/23/2019

**APPEALS:**

None

**OWNER  
ACTIONS:**

None

**ADDITIONAL:**

Ms. Mehdi was notified along with Mr. Syed Mehdi of the Hearing Notice and the Order to Repair or Demolish. She obtained the property individually through a Quit Claim Deed recorded 12/8/2020.

Lori Loosemore spoke with Mr. Mehdi 11/26/2021 who stated he planned to repair the house. She advised him to stay in touch with the case manager, and as long as repairs were started and consistent the City would work with them, if not then it could be taken to City Council and a demolition ordinance requested.

Owner called about 12/20/2019 and advised the inspector he is getting a contractor and will start work on the property after the holidays. The inspector indicated that repairs were starting on his 1/30/2020 inspection. Other inspections in 2020 by inspector stated work was at a very slow pace.

On 12/30/2020 the inspector noted Mr. Mehdi called and stated his wife is sick and he needs to stay with her all the time, but he has a contractor who is going to pull permits. The inspector contacted the contractor who stated he would not be doing the work for the owner.

On 1/25/2021 a contractor contacted the inspector and stated he would be pulling permits for the owner to make repairs. The inspector spoke with Mr. Medhi on 2/4/2021 who advised his contractor is pulling permits, the inspector let Mr. Medhi know that no permits have been applied for as of that date.

On 12/1/2021 the inspector received a call from Mr. Hakeem who stated he would be purchasing the property and beginning repairs ASAP.

Permit RC-21-0085 was issued on 3/1/2021 to Ansar Malik as the Contractor. No inspections have been requested for this permit.

On 2/2/2022 Mr. Medhi called the inspector and advised he has a contractor going out to give him a quote to make repairs, and requested that we email him a list of the violations.

In preparing this case for Council it was discovered that Ms. Mehdi passed in October of 2021. She did have a Last Will and Testament, leaving this property to her husband, Syed Mehdi. No inspections have been requested for permit RC-21-0085.

There are not any delinquent property taxes.

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)

1222 Carter St.

Rafia S.Medhi  
4627 Hidden Harbor Ln.  
Raleigh, NC 27615

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 2<sup>nd</sup> day of May, 2022

Lisa B. Vierling, City Clerk







21 April 2022





21 April 2022





21 April 2022





21 April 2022







































