

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1105 Forrest St.

From: Thanena Wilson, Interim Director
Community Development & Housing

Meeting Date: 8/15/2022

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 1105 Forrest Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 5/6/2022. No action occurred by the compliance date of 6/6/2022. 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:**

1105 Forrest St.

OWNER:

Custom Property Development LLC
(Purchased 9/21/2020)

**REASON FOR
INSPECTION:**

Original case from 2016 – started over

**FIRST
INSPECTION:**
3/11/2021

Summary of Major Violations
1. Install missing sheetrock throughout (ceilings and walls)
2. Install required plumbing fixtures
3. Install electrical switches, outlets and fixtures
4. Install insulation (ceilings and walls)
5. Install breaker box and breakers

**HEARING
RESULTS:**
5/6/2022

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:**
5/6/2022

Order to Repair or Demolish
Date of Compliance 6/6/2022

APPEALS:

None

**OWNER
ACTIONS:**

Summer of 2021 - Installed new windows and door; worked on siding and painting exterior

ADDITIONAL:

On September 24, 2021, the inspector spoke to Dan, the new owner and he stated they were finishing up one job and will be starting on this property in about 2 to 3 weeks.

December 31, 2021, the inspector spoke to the owner Dan again, and he stated that he is having a problem getting materials and his goal is to be done with everything the first part of March (2022).

January 14, 2022, the inspector noted that he spoke with Dan and he said he plans to get permits and start work March 1.

March 15, 2022, the inspector called the owner and left a message for him to return the call, advising the case may still go to Council. The inspector did note that some work on the exterior had been done.

June 22, 2022, the inspector called again and left a voicemail for the owner.

August 2, 2022, the inspector spoke with the owner and made an appointment for August 3 to see the inside of the property and take pictures.

- Note: We did not have a Lis Pendens recorded at the time this property was sold, therefore we held a Hearing and issued new Order after the current owner purchased the property.

Guilford County property taxes are delinquent in the amount of \$350.00 for 2021.

1105 Forrest Street

COOK ST

BRIDGES DR

SHEPARD PL

TABOR ST

FORREST ST

CHARLOTTE AV

N CENTENNIAL ST

E DAYTON AV

E DAYTON AV

E LEXINGTON AV

DENNY ST

FIFTH ST

Site



Scale: 1"=200'
G:\Planning\Secure\ba-pz\inspections\PresentMap200.mxd

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

1105 Forrest St.

OWNER (S)

Custom Property Development
1509 Fox Hollow Rd.
Greensboro, NC 27410

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 15th day of August, 2022

Mary Brooks, Deputy City Clerk



28 July 2022



28 July 2022



28 July 2022



28 July 2022



03 August 2022



03 August 2022



03 August 2022



03 August 2022



03 August 2022



03 August 2022



03 August 2022



03 August 2022



03 August 2022



03 August 2022