

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish – 900 Brentwood Terrace

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** April 13, 2015

**Public Hearing:** No

**Advertising Date:**

**Advertised By:**

**Attachments:** A. Staff report  
B. Ordinance to Demolish

---

### **PURPOSE:**

A request by Planning and Development – Inspection Services for the adoption of an ordinance to demolish the single family dwelling located at 900 Brentwood Terrace.

### **BACKGROUND:**

Staff report is enclosed.

### **BUDGET IMPACT:**

There is no budget impact.

### **RECOMMENDATION / ACTION REQUESTED:**

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling.

### **PENDING ACTION:**

The ordinance becomes effective 30 days from the adoption date. If there has been 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, then the City places a lien on the property.

**PLANNING AND DEVELOPMENT DEPARTMENT  
INSPECTION SERVICES DIVISION  
HOUSING ENFORCEMENT**

**ORDINANCE  
REQUEST:**

Ordinance to Demolish

**PROPERTY  
ADDRESS:**

900 Brentwood Terrace

**OWNER:**

Derrick A Knight

**FIRST  
INSPECTION:**  
5-14-2014

Summary of Major Violations:

\*Extensive fire damage to the structure including:

- fire damaged roof system
- fire damaged heating system
- fire damaged electrical system
- fire damaged interior and exterior walls

**HEARING  
RESULTS:**  
7-2-2014

The owner did not appear for the hearing. During the hearing, the following findings of fact were established. There are numerous violations of the Minimum Housing Code. There are structural violations due to extensive fire damage creating an unsafe dwelling. The dwelling is currently uninhabitable due to the extensive fire damage. In its present state, necessary repairs to the dwelling exceed 50% of the current tax value. The Guilford County Tax value of the dwelling is \$9,900.00. The repair estimate is \$38,450.00

**ORDER(S)  
ISSUED:**  
7-2-2014

Order to Repair or Demolish  
Compliance Date: 10-2-2014

**APPEALS:**

No appeals to date.

**OWNER  
ACTIONS:**

There have been no permits issued and repairs have not started.

**EXTENSIONS:**

None requested

**CURRENT  
STATUS:**  
3-25-2015

Conditions still exist.









AN ORDINANCE REQUIRING THE 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

900 Brentwood Terrace  
High Point, NC

OWNER (S)

Derrick A Knight  
1503 Hughes Ct  
High Point, NC 27263

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 \_\_\_\_\_ day of \_\_\_\_\_ ,

Lisa B. Vierling, City Clerk