

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Vacate – 606 Stone Place

From: Lee Burnette, Planning & Development
Director

Meeting Date: November 16, 2015

Public Hearing: No

Advertising Date:

Advertised By:

Attachments:

- A. Staff report
- B. Ordinance to Demolish
- C. Photos
- D. Maps

PURPOSE:

A request by Planning and Development – Inspection Services to adopt an ordinance ordering the inspector to vacate and close a single family dwelling located at 606 Stone Place.

BACKGROUND:

An Emergency Repair Notice of Violation was issued October 21, 2015 for no heating system. The heating system is in the crawlspace but it is not properly installed so it does not operate. The compliance date was October 26, 2015. Due to the emergency nature of the violation a hearing with staff is not held but the case is scheduled for City Council action. To date, the dwelling is still occupied and repairs are incomplete

BUDGET IMPACT:

There is no budget impact as this ordinance request is for the vacating of the dwelling.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to vacate based upon the enclosed staff report.

PENDING ACTION:

The ordinance becomes effective upon adoption. If the dwelling is not vacated and properly secured, a summary ejectment action will be pursued to vacate the tenant.

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

**ORDINANCE
REQUEST:**

Ordinance to Vacate - Emergency Repair Order

**PROPERTY
ADDRESS:**

606 Stone Place

OWNER:

Joseph G Brooks

**FIRST
INSPECTION:
10-21-2015**

Summary of Violation(s):
No heat – heat pump is not installed properly, will not operate

**HEARING
RESULTS:**

Schedule for City Council 11-16-2015

**ORDER(S)
ISSUED:
10-21-2015**

Emergency Repair Order
Compliance Date: 10-26-2015

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

The owner has obtained a repair permit on 10-18-2015; however repairs are not complete.

EXTENSIONS:

None requested by the owner.

**CURRENT
STATUS:**

Conditions still exist. Dwelling is still occupied.

AN ORDINANCE REQUIRING THE INSPECTOR OF THE CITY OF HIGH POINT TO VACATE AND CLOSE 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 find as a fact that the following described property has been ordered vacated and closed, and it further finds as a fact that the owner has been ordered to secure 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 is hereby authorized and directed to proceed with the securing of the following described building in accordance with the Code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

606 Stone Place

OWNER(S)

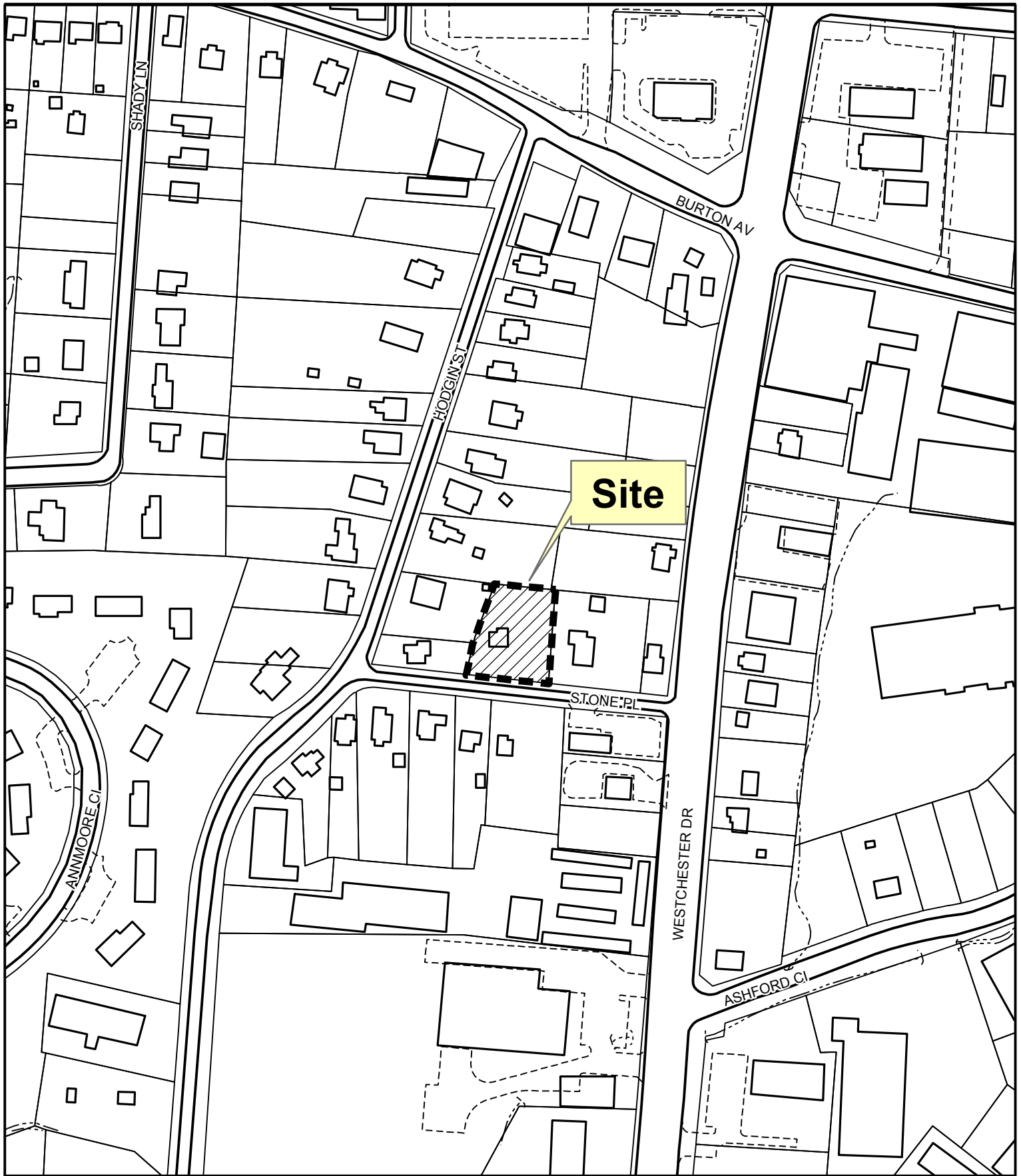
Joseph Brooks
411 E Farriss Av.
High Point, NC 27262

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 16th day of November, 2015

Lisa B. Vierling, City Clerk



606 Stone Place

Ordinance to Vacate



Location of subject property

**Planning and Development
Department**

City of High Point

Date: November 3, 2015



Scale: 1"=200'

y:/ba-pz/Inspection/
ord-vacte.mxd



606 Stone Place



606 Stone Place