

CITY OF HIGH POINT AGENDA ITEM



Title: Ordinance to Demolish – 1600 Valley Ridge Drive

From: Michael McNair, Director
Community Development & Housing

Meeting Date: June 6, 2016

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 – Inspection Services to adopt an ordinance ordering the inspector to demolish the dwelling at 1600 Valley Ridge Drive.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on October 7, 2014. No action occurred by the compliance date of January 9, 2015. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

A Lis Pendens was recorded on August 12, 2013. The owner of the property is still Home Enhancements, Inc. as recorded with the Guilford County Register of Deeds. The property has remained vacant since the expiration date of the Order to Repair or Demolish Notice.

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 the accessory structure based upon the enclosed staff report.

PENDING ACTION:

The ordinance becomes effective 30 days 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.

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

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

1600 Valley Ridge Drive

OWNER:

Home Enhancements, Inc.

**FIRST
INSPECTION:
9-3-2014**

Summary of Major Violations
1. Broken interior wall studs
2. Fire damaged interior & exterior wall studs
3. Fire damaged flooring
4. Holes in exterior wall
5. Inoperable heating equipment

**HEARING RESULT:
10-13-2014**

The owner Chris Smith did appear for the Hearing to discuss the violations. The owner didn't dispute the condition of the house but did state that he had limited funds for repairs. He stated he would start making repairs. During the hearing the following Findings of Facts were established. There is numerous violations of the Minimum Housing Code. In its present state, necessary repairs to the dwelling exceed 50% of the value of the structure. The Guilford County Tax value of the dwelling is \$29,400.00. The repair estimate is \$27,500.00.

**ORDER(S)
ISSUED:
10-13-2014**

Order to Repair or Demolish
Date of Compliance 1-9-2015

APPEALS:

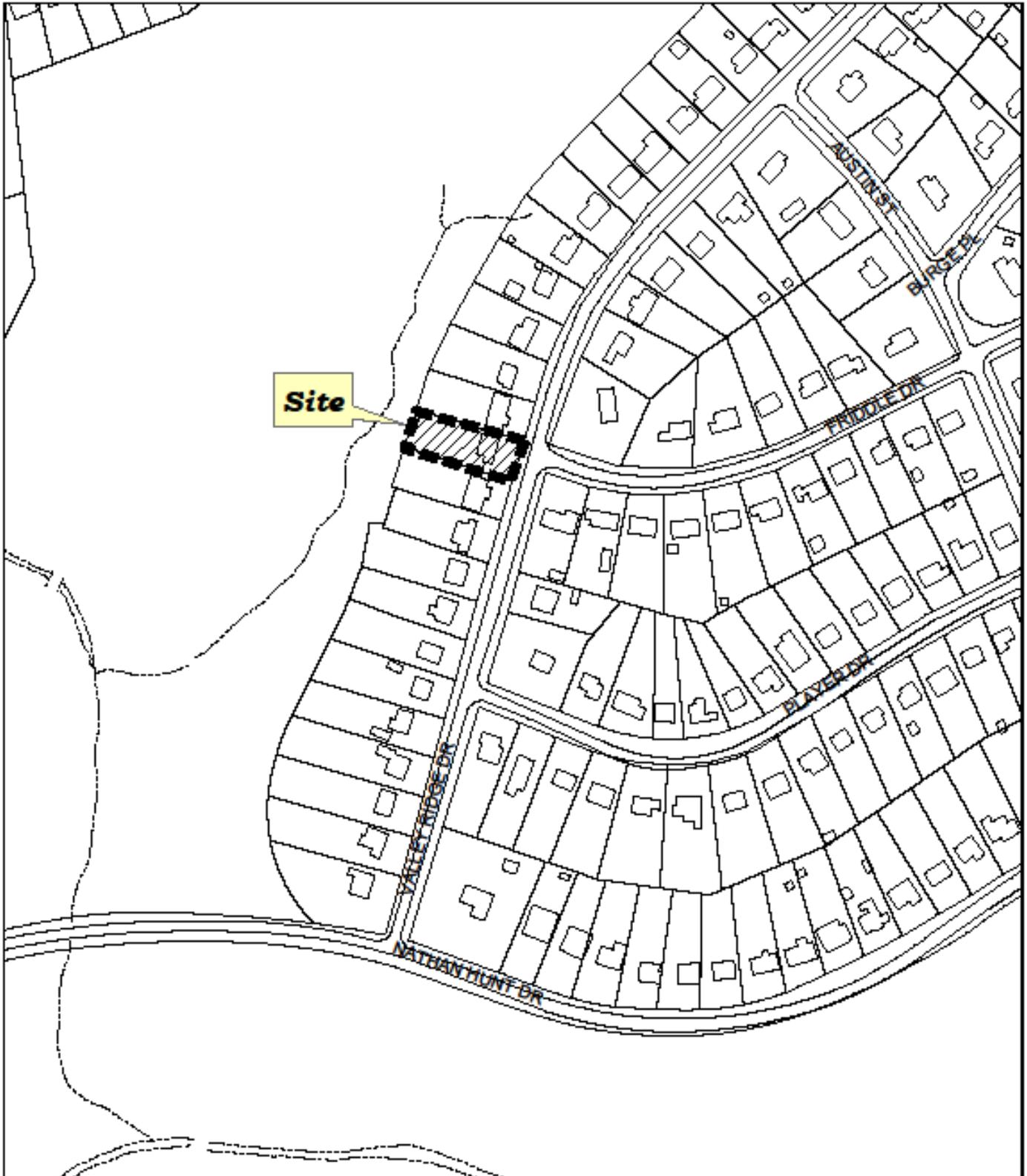
No appeals to date

**OWNER
ACTIONS:**

The owner did obtain a residential alterations permit on 10-13-2014. An inspector visited the site and noted on numerous occasions that work was not being performed, no inspections were made. The permit was cancelled by the inspections division on 2-15-2016 per NCGS 160A-410.

EXTENSIONS:

None Requested



1600 Valley Ridge Drive

Ordinance to Demolish



Location of subject property

**Planning and Development
Department**

City of High Point

Date: May 26, 2016



Scale: 1"=200'

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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)

1600 Valley Ridge Drive

Home Enhancements, Inc.
1600 Valley Ridge Dr.
High Point, NC 27260

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 6th day of June, 2016

Lisa B. Vierling, City Clerk



**1600 Valley Ridge Dr.
Exterior Pictures Taken
5-24-2016**

