

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 320 Coltrane Avenue

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 – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 320 Coltrane Avenue.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on May 29, 2012. No action occurred by the compliance date of August 28, 2012. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

A Lis Pendens was recorded on October 12, 2012. The property has remained vacant since the expiration date of the Order to Repair or Demolish Notice, August 28, 2012. The current owner is Torrie A. Crystal as recorded with Guilford County on July 21, 2015.

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:**

320 Coltrane Avenue

OWNER:

Crystal A. Torrie
Property obtained July 21, 2015

**FIRST
INSPECTION:**
5-8-2012

Summary of Major Violations
1. Broken and rotten rafters
2. Holes in roof covering
3. Improperly/insufficiently supported floor system
4. Weak/damaged floor joists
5. Rotten porch ceiling

**HEARING
RESULTS:**
5-29-2012

No one appeared for the Hearing to discuss the violations. During the hearing the following Findings of Facts were established. There is numerous violations of the Minimum Housing Code. There are multiple structural violations in the house that make it unsafe. This request includes the accessory structure located on the property. 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 \$11,200.00. The repair estimate is \$17,775.00.

**ORDER(S)
ISSUED:**
5-29-2012

Order to Repair or Demolish
Date of Compliance 8-28-2012

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

There have not been any permits issued or repairs completed.

EXTENSIONS:

None Requested



320 Coltrane Avenue

Ordinance to Demolish



Location of subject property

Planning and Development
Department

City of High Point

Date: May 26, 2016



Scale: 1"=200'
y:\ba-pa\inspections\ord-demo.mxd

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)

320 Coltrane Ave

Torrie A. Crystal
1222 NC Hwy 68 N
Oak Ridge, NC 27310

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

320 Coltrane Avenue
Exterior Pictures taken 5/24/16



320 Coltrane Avenue
Exterior Pictures taken 5/24/16

