

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish – 705 Thissell Street

**From:** Michael McNair, Director  
Community Development & Housing

**Meeting Date:** June 20, 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 705 Thissell Street.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on January 17, 2012. No action occurred by the compliance date of April 17, 2012. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

A Lis Pendens was recorded on April 3, 2012. The property has remained vacant since the expiration date of the Order to Repair or Demolish Notice. The current owner is Smith International, LLC as recorded with Guilford County on January 13, 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:**

705 Thissell Street

**OWNER:**

Smith International, LLC  
Property obtained January 13, 2015

**FIRST  
INSPECTION:**  
11-12-2011

Summary of Major Violations  
1. Provide heating system to house  
2. Porch posts need to be repaired  
3. Improper flashing at the chimney  
4. Holes in interior wall(s)  
5. Repair or replace missing/damaged siding

**HEARING  
RESULTS:**  
1-17-2012

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. This request includes any accessory structures that may be 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 \$2,300.00

**ORDER(S)  
ISSUED:**  
1-17-2012

Order to Repair or Demolish  
Date of Compliance 4-17-2012

**APPEALS:**

No appeals to date.

**OWNER  
ACTIONS:**

Timothy Strickland contacted our office in April of 2015, stating he purchased the property and that he had pulled an electrical permit and starting repairs. A permit for saw service was passed in March 2015 Permit # 264359. An electrical permit for repairs was pulled March 2015 Permit # 264358 as well, but has not had any inspections. In October 2015 I spoke with Mr. Strickland and he indicated he hoped to focus back on this house in December 2015. I advised him at that time the case was started as a demolition case and it would be referred to City Council requesting demolition action soon.

**EXTENSIONS:**

None Requested



**705 Thissell Street**  
**Exterior Pictures Taken 6-8-16**







**705 Thissell Street**

**Ordinance to Demolish**



**Location of subject property**

**Planning and Development  
Department**

**City of High Point**

**Date: June 9, 2016**



**Scale: 1"=200'**  
y:/ba-pz/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)

705 Thissell Street

Smith International LLC  
734 Hitchcock Way  
High Point, NC 27265

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 20th day of June, 2016

Lisa B. Vierling, City Clerk