

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 913 Carter Street

From: Michael McNair, Director
Community Development & Housing

Meeting Date: July 18, 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 913 Carter Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held on March 31, 2015, an Order to Repair or Demolish was issued on April 2, 2015. No action occurred by the compliance date of July 6, 2015. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

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.

**COMMUNITY DEVELOPMENT AND HOUSING
LOCAL CODES SECTION
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

913 Carter Street

OWNER:

Lecia L. Christian

**FIRST
INSPECTION:**
3-4-2015

Summary of Major Violations
1. Missing tub/shower
2. Inoperable heating system
3. Roof covering needs repairing
4. Front and back porches need repairing
5. Holes in interior wall(s)

**HEARING
RESULTS:**
3-31-2015

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.

**ORDER(S)
ISSUED:**
4-2-2015

Order to Repair or Demolish
Date of Compliance 7-6-2015

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

The owner did obtain a residential alterations permit # 264933 on April 6, 2015 but have not had any inspections performed to date.

EXTENSIONS:

None Requested



913 Carter Street

Ordinance to Repair or Demolish



Location of subject property

Community Development

& Housing

City of High Point

Date: July 6, 2016



Scale: 1"=200'

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ord-repair-demo.mxd



**913 Carter Street – Exterior Pictures
taken 7-7-16**



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)

913 Carter Street

Lecia Christian
908 Brentwood Terrace
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 30 days from and after its passage as by Law provided.

Adopted by City Council,
This the 18th day of July, 2016

Lisa B. Vierling, City Clerk