

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish – 1326 Ring St.

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

**Meeting Date:** December 5, 2016

**Public Hearing:** No

**Advertising Date:**

**Advertised By:**

**Attachments:**

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

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### **PURPOSE:**

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 1326 Ring Street.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 9/6/16. No action occurred by the compliance date of 10/14/16. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

### **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  
CODE ENFORCEMENT  
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE  
REQUEST:**

Ordinance to Demolish

**PROPERTY  
ADDRESS:**

1326 Ring Street

**OWNER:**

Evelyn Bowers (deceased)

**FIRST  
INSPECTION:  
6-15-2016**

Summary of Major Violations  
1. Repair or replace brick foundation  
2. Roof leak – storage room  
3. Rotten fascia board  
4. Broken windows  
5. Repair or replace subfloor in hallway

**HEARING  
RESULTS:  
8-16-16**

The daughters of the owner appeared for the hearing – Terissa Bowers and Julie Greeson to discuss the violations. During the hearing the following Findings of Facts were established. There are numerous violations of the Minimum Housing Code. The daughters both told the inspector that they do not have the money to repair the house and they are ok with the City demolishing the dwelling and placing a lien on the property.

**ORDER(S)  
ISSUED:  
9-6-16**

Order to Repair or Demolish  
Date of Compliance 10-14-16

**APPEALS:**

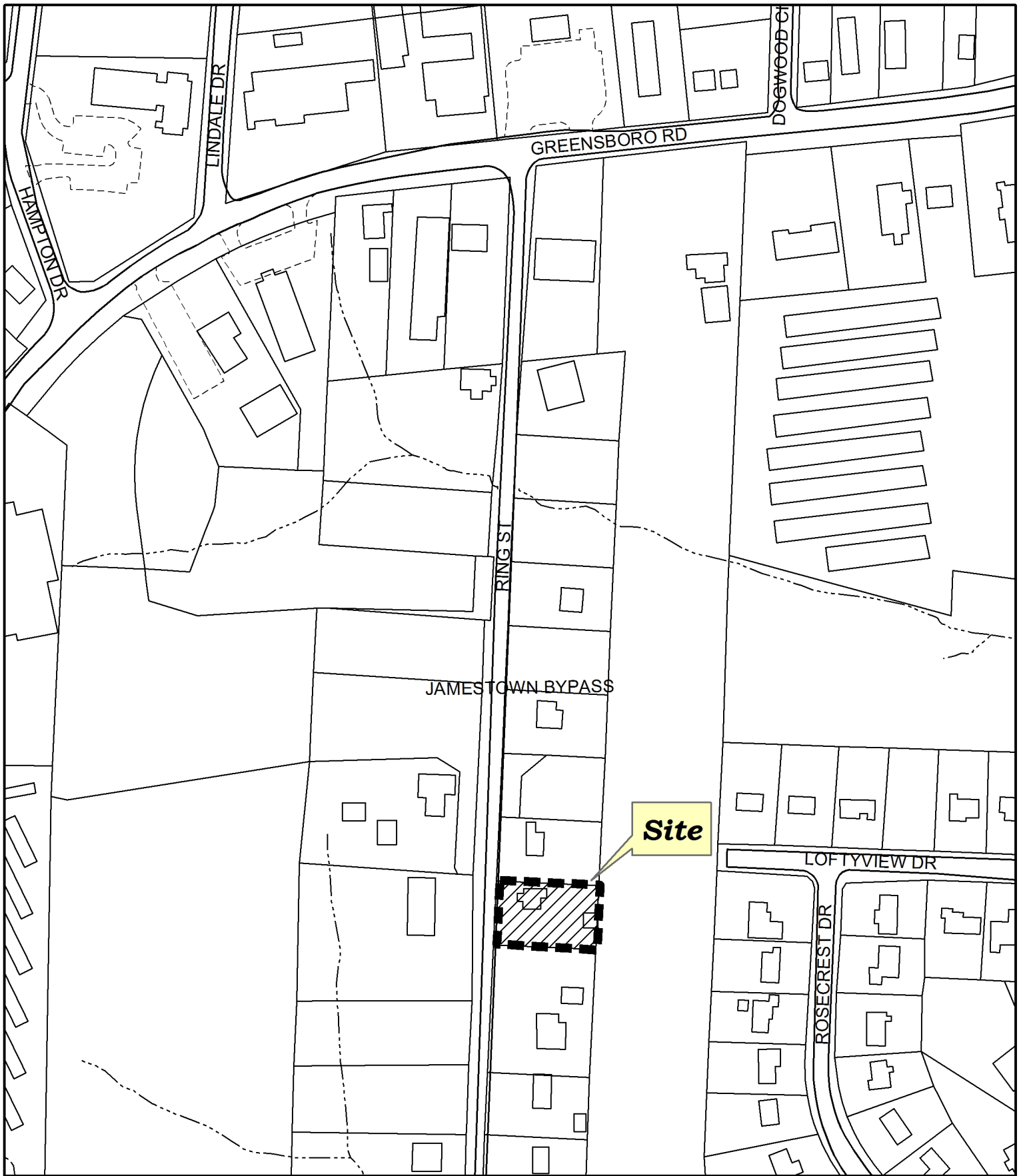
No appeals to date.

**OWNER  
ACTIONS:**

There have not been any permits issued or repairs completed.

**EXTENSIONS:**

None Requested



**1326 Ring Street**

**Ordinance to Demolish**



**Location of subject property**

**Community Development  
and Housing**

**City of High Point**

**Date: November 22, 2016**



**Scale: 1"=200'**  
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Inspections/ord-demo.mxd









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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)

1326 Ring St.

Evelyn Bowers (deceased)  
5797 Lowell Rd.  
High Point, NC 27263

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 5th day of December, 2016

Lisa B. Vierling, City Clerk