

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 802 Hines Street

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 1/17/2017

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 802 Hines Street

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 11/11/16. No action occurred by the compliance date of 12/19/16. 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.

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.

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

802 Hines St.

OWNER (S)

Caleb Butler
P O Box 67
High Point, NC 27261

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 January, 2017

Lisa B. Vierling, City Clerk



802 Hines Street

Ordinance to Demolish



Location of subject property

**Community Development
and Housing**

City of High Point

Date: January 5, 2017



Scale: 1"=200'
G:/Planning/Secure/ba-pz/
Inspections/ord-demo.mxd

**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

802 Hines Street

OWNER:

Caleb Butler

**FIRST
INSPECTION:**
8/19/16

Summary of Major Violations

1. Damaged rafters and ceiling joists
2. Repairs needed to roof covering and sheathing
3. Holes and loose ceiling material throughout house
4. Repair or replace subfloor and floor covering throughout
5. Needs insulation in exterior walls

**HEARING
RESULTS:**
11/11/16

No one appeared for the Hearing. During the Hearing it was determined there are several violations of the Minimum Housing Code. There are multiple structural violations in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 50% of the value of the structure.

**ORDER(S)
ISSUED:**
11/11/16

Order to Repair or Demolish
Date of Compliance 12/19/16

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

Mr. Butler did contact the inspector on 11/16/16 and asked about the Order to Repair or Demolish letter he received. The inspector advised him that he needs to start making repairs as soon as possible but if nothing was done to start bringing the house into compliance the next step would be to take the case before City Council and request demolition to which Mr. Butler stated he wanted to make repairs and would begin now. Mr. Butler called again on 11/17/16 stating that his wife is ill and he has limited funds to make repairs and would like additional time. The inspector advised him that he needs to at least start the process to bring the house into compliance by obtaining permits and beginning some work. As long as progress was being made toward repairs we would be able to grant additional time.

EXTENSIONS:

The owner requested additional time but this was denied due to the fact that there was a previous Minimum Housing Case from 2010 that had not been brought into compliance.

ADDITIONAL:

I spoke with Mr. Butler on 2 separate occasions 1/5/17 about this property. I advised him that I was planning to take this to City Council but if he had an update on repairs or a plan I may be able to grant him additional time. He stated he may be selling the property but needs another week or two to know for sure, his brother in California may be interested in purchasing it. I did advise Mr. Butler that even if his brother purchases the property the Order to Repair or Demolish would be transferred with the property, the process would not start over.

Property taxes are delinquent for 2015 and 2016 totaling \$528.29

802 Hines Street – Exterior





