

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish – 1332 Ring 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

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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 1332 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 10/21/2016. No action occurred by the compliance date of 11/23/2016. 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.

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

**ORDINANCE  
REQUEST:**

Ordinance to Demolish

**PROPERTY  
ADDRESS:**

1332 Ring Street

**OWNER:**

Rebecca Hicks

**FIRST  
INSPECTION:**  
9/30/16

Summary of Major Violations  
1. Rotten and collapsing floor joists throughout  
2. Damaged ceiling joists and rafters  
3. Exposed wiring throughout house  
4. Holes in ceilings throughout house  
5. Damaged roof sheathing and roof covering

**HEARING  
RESULTS:**  
10/13/16

No one appeared for the Hearing. During the Hearing it was established that there are multiple violations of the Minimum Housing Code which includes multiple structural violations in the house that make it unsafe. Ms. Hicks did contact the inspector prior to the Hearing and stated that she would probably need to let the City demolish the house because she didn't have the money to make the repairs.

**ORDER(S)  
ISSUED:**  
10/21/16

Order to Repair or Demolish  
Date of Compliance 11/23/16

**APPEALS:**

No appeals to date.

**OWNER  
ACTIONS:**

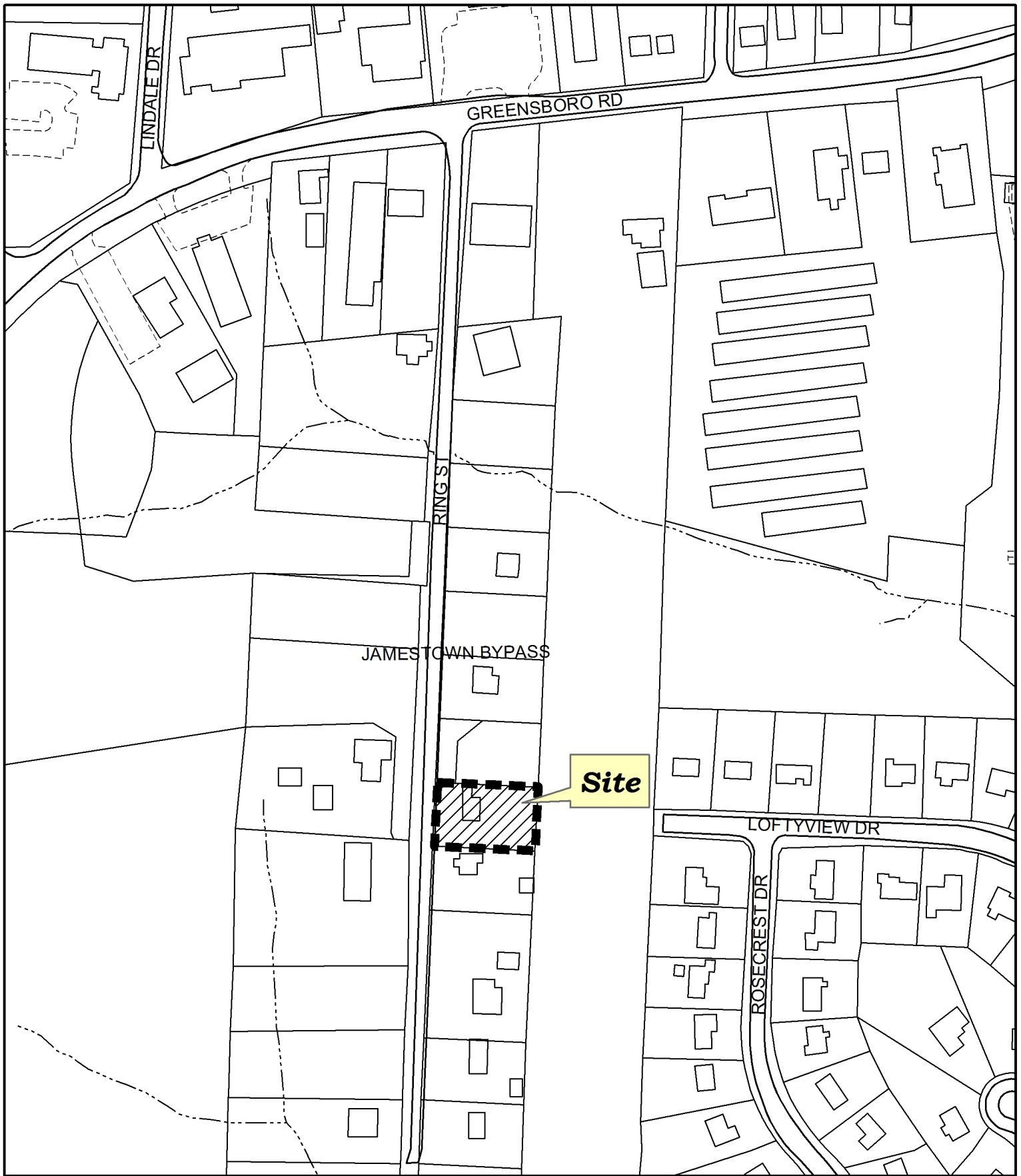
No permits have been applied for.

**EXTENSIONS:**

None Requested

**ADDITIONAL:**

Property taxes are \$5,572.07 delinquent



**1332 Ring 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











