

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1900 East Green Street

From: Reggie Hucks
Inspections Administrator

Meeting Date: March 6, 2017

Public Hearing: No

Advertising Date /
Advertised by:

Attachments: A. Condemnation Letter
B. Condemnation Hearing
C. Hearing Determination
D. Pictures of structure

PURPOSE:

A request by Planning and Development – Inspections Division to adopt an ordinance authorizing the demolition of an unsafe commercial structure located at 1900 East Green Street.

BACKGROUND:

After a site visit was made, this building at 1900 East Green Street was placarded as condemned due to failing construction. A notice was sent to the owner and a hearing held. The determination after the hearing was to demolish the building. The owner, Mr. Herthey Hill, is not willing to renovate the building due to associated costs.

BUDGET IMPACT:

\$15,000 Estimated

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this unsafe commercial structure, based upon the enclosed condemnation procedure.



Herthey Alson Hill
900 Jefferson Street
High Point NC, 27260

December 6, 2016

Dear Mr. Hill,

You were previously notified that the City of High Point Building Inspections Services condemned your property at 1900 East Green Street from the public right of way pursuant to NC General Statute 160A-425.1.

You are hereby notified that a condemnation hearing will take place at the City of High Point Inspection Services offices on December 20th, 2016 at 10:00 am. You are entitled to be heard in person or by counsel to present arguments and evidence pertaining to this hearing.

If you have any questions regarding this letter, please contact me at 336-883-4249.

Sincerely,

Reggie Hucks

City of High Point Inspections Administrator



December 6, 2016

Notice of Condemnation Hearing

The City of High Point Building Inspections Services has condemned this property at 1900 East Green Street pursuant to NC General Statute 160A-425.1.

A condemnation hearing will take place at the City of High Point Inspection Services offices on December 20th, 2016 at 10:00 am. Any person that is owner or heir of this property can appear to present arguments and evidence pertaining to this hearing.

All persons with questions regarding this letter should call 336-883-4249 during normal business hours.

Sincerely,

Reggie Hucks

City of High Point Inspections Administrator



Herthey Alson Hill
900 Jefferson Street
High Point NC, 27260

November 17, 2016

Dear Mr. Hill,

The City of High Point Building Inspections Services inspected your property at 1900 East Green Street from the public right of way. The roof has fallen in on one side of the building and interior decay has caused the walls and finish material inside to degrade and fall apart. Windows have been broken, doors knocked open, and it is apparent that the building has been entered by the debris left inside. This structure has been condemned pursuant to NC General Statute 160A-425.1.

You are hereby notified to take immediate corrective action to repair the building to a code compliant condition or demolish the structure. All required state and city permits must be obtained for this corrective action.

Please respond within ten (10) days of receipt of this letter with an immediate timeline for repair or demolition. If no reply has been received after ten days of receipt of this letter, the City of High Point Inspections Department will schedule a condemnation hearing to determine the best course of action in the interest of public safety.

If you have any questions regarding this letter, please contact me at 336-883-4249.

Sincerely,

Reggie Hucks

City of High Point Inspections Administrator

PLANNING AND DEVELOPMENT
INSPECTIONS SERVICES
CONDEMNATION HEARING RECORD

Hearing Date: 12/20/2016
Hearing Officer: Reggie Hucks

Type of Complaint:

- ☒ Structure Unfit for Human Habitation – Violation by Owner
- ☐ Structure Unfit for Human Habitation – Violation by Occupant
- ☐ Emergency Repair

Method of Service:

- ☒ Certified Mail
- ☒ First Class Mail
- ☐ Newspaper Publication
- ☒ Personal Delivery/Posting

Attendees:

- ☒ **Property Owner:** Herthey Allison Hill
- ☐ **Occupant:** Click or tap here to enter text.
- ☒ **Staff members:** Reggie Hucks, Ray Adams
- ☐ **Others:** Click or tap here to enter text.

Testimony/Evidence Presented: Owner of property did not have a solution to improve the building. He stated that he wanted to sell in its present condition it to pay the back taxes.

Finding Of Fact: The City of High Point Building Inspections Services inspected this property at 1900 East Green Street from the public right of way. The roof has fallen in on one side of the building and interior decay has caused the walls and finish material inside to degrade and fall apart. Windows have been broken, doors knocked open, and it is apparent that the building has been entered by the debris left inside. This structure has been condemned pursuant to NC General Statute 160A-425.1.

Hearing Results:

- ☐ Order to Repair or Vacate Issued
- ☒ Order to Demolish Issued
- ☐ Decision Appealed
- ☐ Complaint Dismissed







