

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish – 1215 Adams St.

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

**Meeting Date:** March 6, 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 1215 Adams St.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 12/1/16. No action occurred by the compliance date of 1/4/17. 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:**

1215 Adams St

**OWNER:**

Timothy and Joy Nichols

**FIRST  
INSPECTION:  
10/28/16**

Summary of Major Violations

1. Repair or replace damaged floor joists
2. Repair ceiling, floor and wall damage throughout
3. Apply protective coating on exterior (paint)
4. Repair or replace missing electrical fixtures, switches, covers
5. Repair or replace roof and flashing

**HEARING  
RESULTS:  
12/1/16**

The owner Ms. Nichols did appear for the Hearing. During the Hearing it was determined there are several violations of the Minimum Code. There are some structural violations in the house that make it unsafe. Ms. Nichols stated at the Hearing that she is not able to make repairs or pay the liens against the property. In its present state, necessary repairs to the dwelling exceed 50% of the value of the structure.

**ORDER(S)  
ISSUED:  
12/1/16**

Order to Repair or Demolish  
Date of Compliance 1/4/17

**APPEALS:**

No appeals to date.

**OWNER  
ACTIONS:**

None. No permits applied for.

**ADDITIONAL:**

This property is delinquent 8 years in property taxes of \$8,946.04 plus the 2016 taxes as well. It is on the pending foreclosure list with Guilford County.



ORDINANCE

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

1215 Adams St.

OWNER (S)

Timothy & Joy Nichols  
3439 Silverlake Ct.  
Jamestown, NC 27282

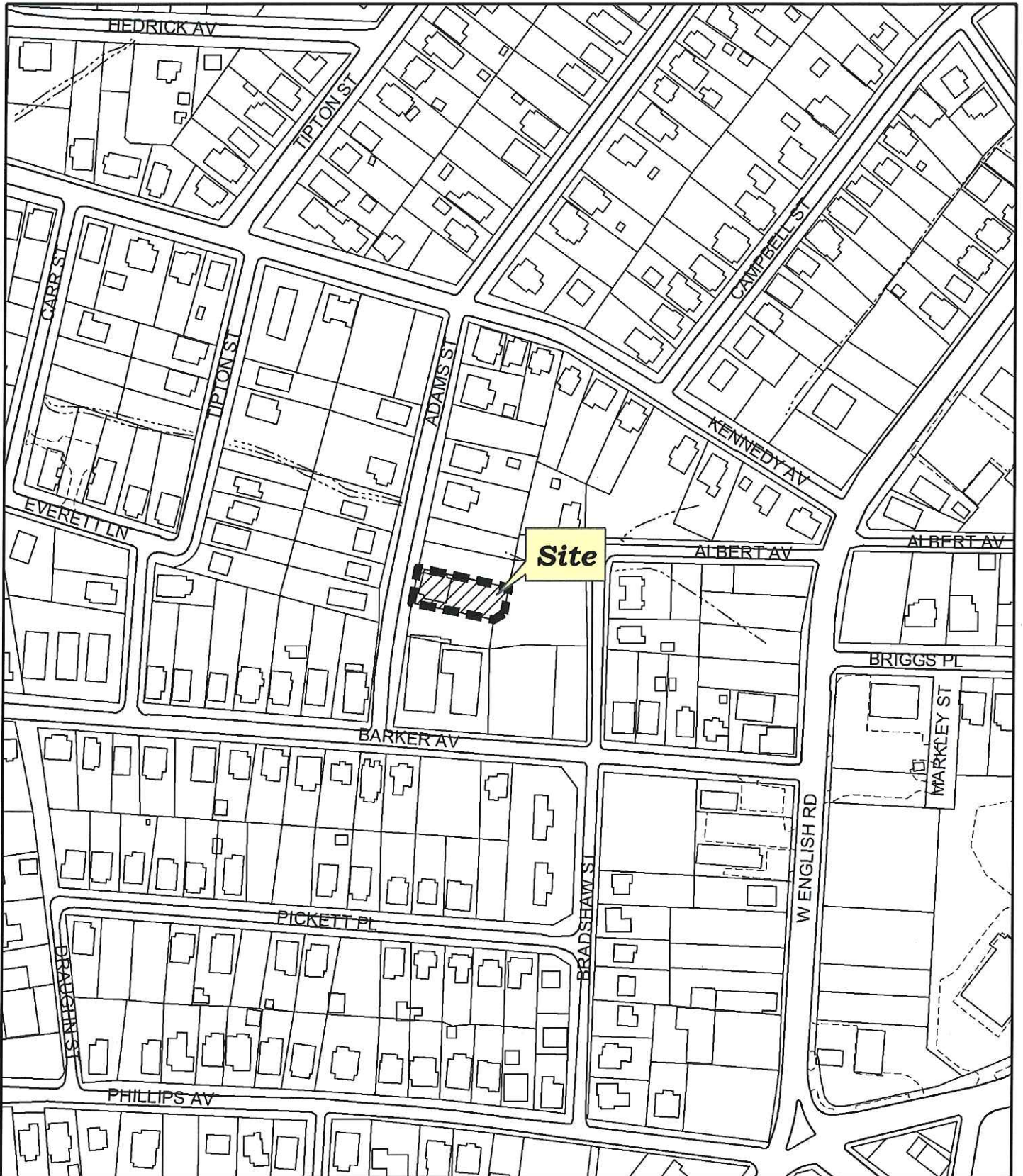
SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,  
This the 6th day of March, 2017

Lisa B. Vierling, City Clerk





**1215 Adams Street**

**Ordinance to Demolish**



**Location of subject property**

**Community Development  
and Housing**

**City of High Point**

**Date: February 27, 2017**



**Scale: 1"=200'**

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Inspections\ord-demo.mxd



























