

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 314 Model Farm Rd.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 5/1/17

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 314 Model Farm Rd.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 1/27/17. No action occurred by the compliance date of 3/3/17. 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:**

314 Model Farm Rd

OWNER:

Sheikh Khalid Mehmood

**FIRST
INSPECTION:**
12/13/16

Summary of Major Violations

1. Repair or replace roof sheathing and covering
2. Repair or replace damaged floor joists, beams, bands and girders
3. Repair or replace damaged wall studs throughout house
4. Repair or replace damaged subfloors throughout house
5. Repair or replace exterior wall sheathing and covering

**HEARING
RESULTS:**
1/20/17

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:**
1/27/17

Order to Repair or Demolish
Date of Compliance 3/3/17

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None

EXTENSIONS:

None

ADDITIONAL:

Guilford County property taxes are delinquent 5 years in the amount of \$5,810.26. I spoke with the owner's son when preparing this case for Council. He stated that his father has moved back to Kuwait. He stated that he is going by the property and checking on it, although he also stated he didn't receive any of the mail that was sent there. When I offered to mail him a copy of the letter for the Council Meeting to him I asked what address he would like for me to mail it to and he asked for me to mail it to 314 Model Farm Road. Additionally, when the inspector was taking pictures for the case he observed one of our letters sent regular mail inside the storage room at the property, which supports that the mail was delivered and received at the property.

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

314 Model Farm Rd.

OWNER (S)

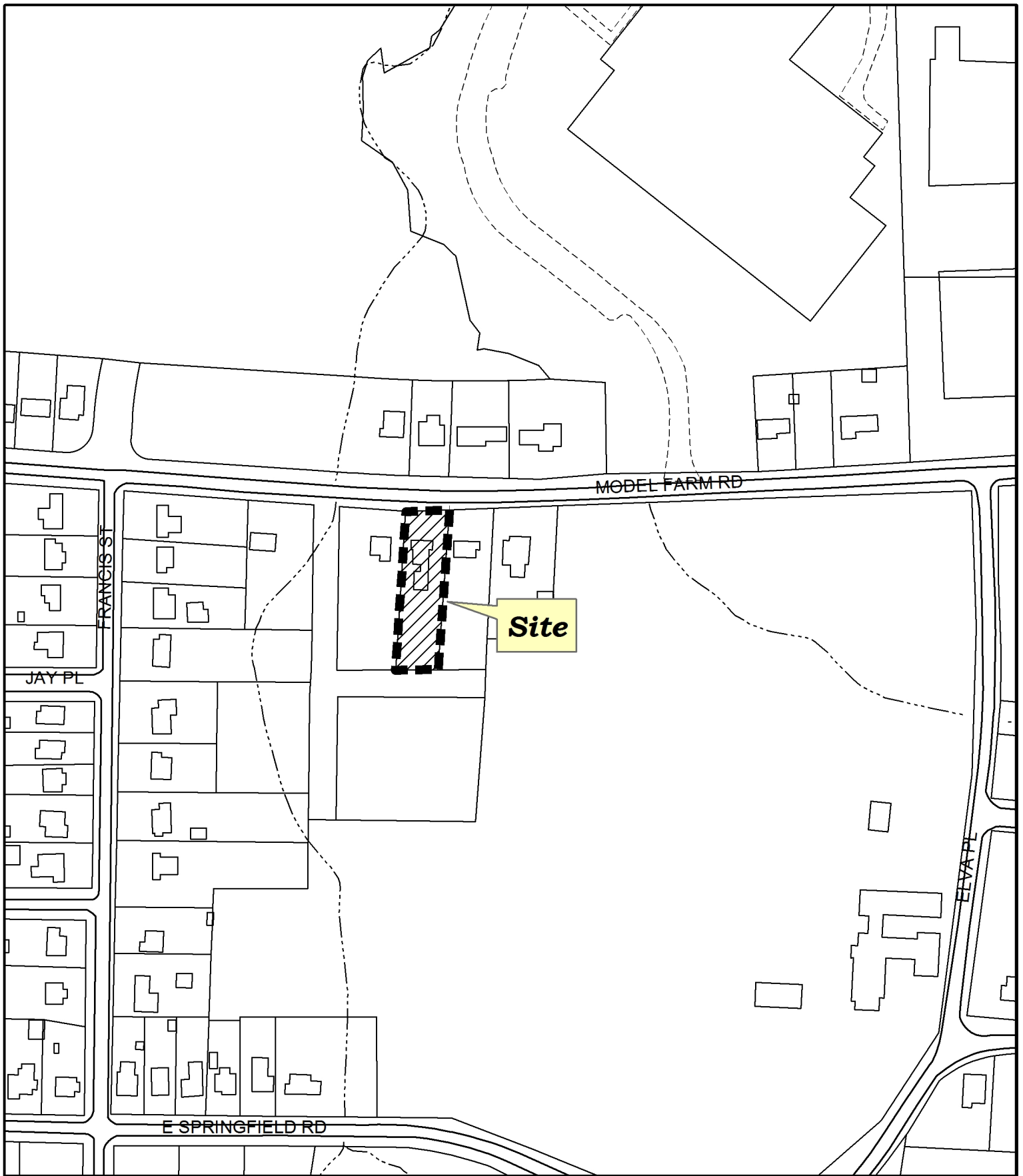
Sheikh Khalid Mehmood
314 Model Farm Rd.
High Point, NC 27263

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 1st day of May, 2017

Lisa B. Vierling, City Clerk



314 Model Farm Road

Ordinance to Repair or Demolish



Location of subject property

**Community Development
and Housing**

City of High Point

Date: April 12, 2017



Scale: 1"=200'

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Inspections/ord-repair-demo.mxd



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