

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish –1002 Carter Street

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 9/18/17

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 1002 Carter Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 2/27/17. No action occurred by the compliance date of 3/30/17. 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 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:**

1002 Carter Street

OWNER:

Michael A. Morgan

**FIRST
INSPECTION:**
2/8/17

Summary of Major Violations
1. Repair or replace roof shingles
2. Repair or replace rotten wood on exterior
3. Repair or replace damaged walls & ceiling throughout
4. Replace missing plumbing fixtures
5. Repair or replace floor covering throughout

**HEARING
RESULTS:**
2/27/17

No one appeared for the Hearing. During the Hearing it was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code 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:**
02/27/17

Order to Repair or Demolish
Date of Compliance 03/30/17

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None

ADDITIONAL:

Although the owner did not attend the Hearing he did contact the inspector before the hearing and stated that he was in the process of repairing the property. The inspector advised him to obtain all applicable permits, inspections and to keep him up to date on the progress. The owner contacted the inspector on 4/25/17 stating he now plans to sell the property and asked for an extension, which the inspector granted. The inspector called Mr. Morgan on 6/6/17 and 7/11/17 for an update on the property and left a message each time. The owner has not contacted the inspector.



1002 Carter Street

Ordinance to Demolish



Location of subject property

**Community Development
and Housing**

City of High Point

Date: September 5, 2017



Scale: 1"=200'

G:/Planning/Secure/ba-pz/
Inspections/ord-demo.mxd



1002



