

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish –3209 Pine Valley Rd.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 11/20/17

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 3209 Pine Valley Rd.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 7/31/17. No action occurred by the compliance date of 9/4/17. 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 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:**

3209 Pine Valley Rd.

OWNER:

Charles D. Robbins

**REASON FOR
INSPECTION:**

Received complaint from neighbor that house was dilapidated

**FIRST
INSPECTION:
6/8/17**

Summary of Major Violations

1. Repair or replace damaged rafters/trusses and ceiling joists
2. Repair or replace roof covering and sheathing
3. Repair cracks and holes in foundation walls
4. Repair or replace damaged floor joists and band
5. Repair or replace damaged beams and girders

**HEARING
RESULTS:
6/27/17**

The owner, Mr. Robbins did appear for the Hearing. During the Hearing it was determined there are several violations of the Minimum Housing Code. The owner indicated that he would like to sell the property to someone that has the resources to make the repairs. 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 65% of the value of the structure.

**ORDER(S)
ISSUED:
7/31/17**

Order to Repair or Demolish
Date of Compliance 9/4/17

APPEALS:

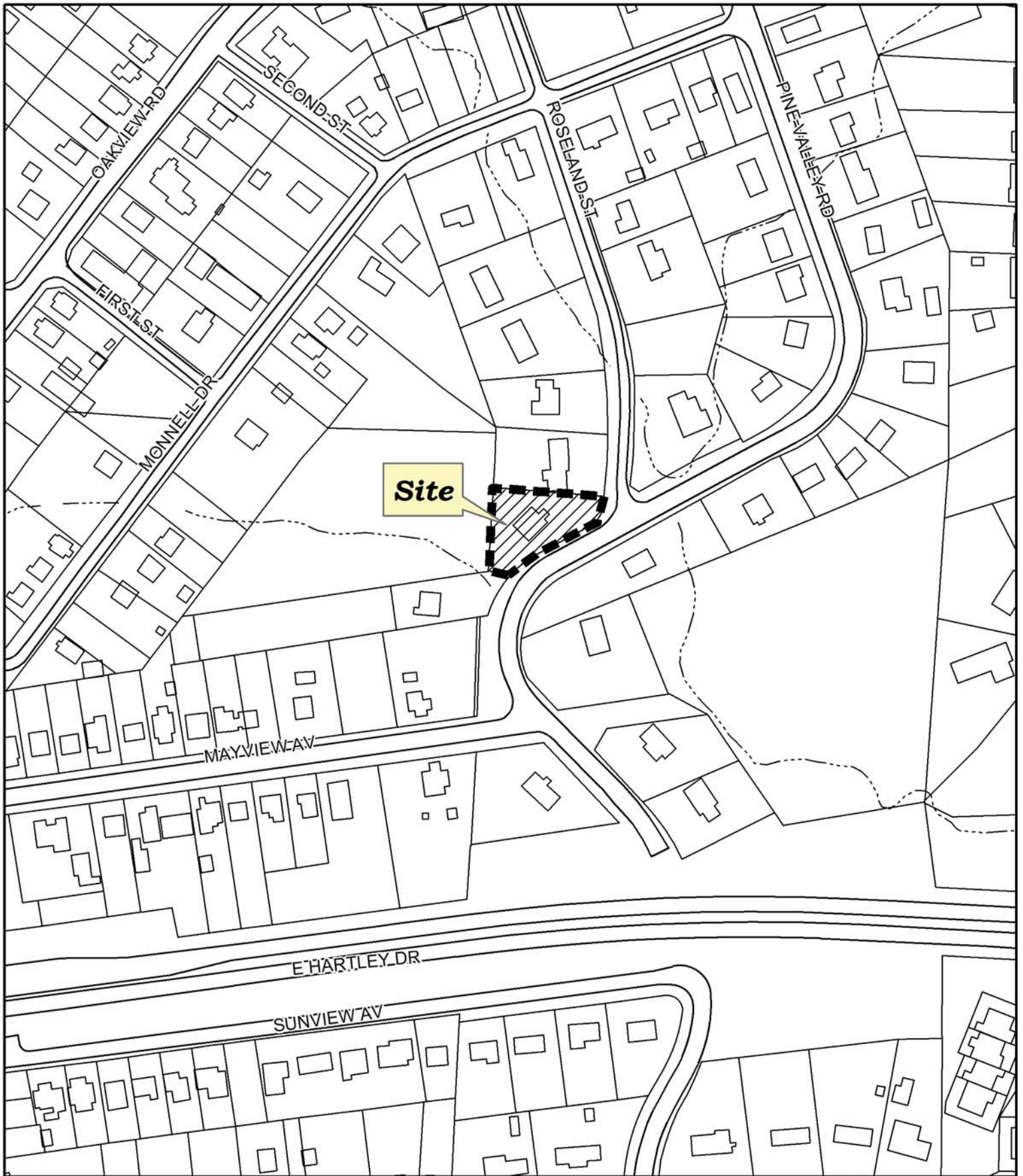
No appeals to date.

**OWNER
ACTIONS:**

None

ADDITIONAL:

There is not a "For Sale" sign posted at the property and no one has notified the inspector that the property had been placed on the market for sale. The owner indicated to the inspector that he has spoken with a few people about purchasing it but he didn't agree with what they would offer for the property.



3209 Pine Valley Road

Ordinance to Demolish



Location of subject property

**Community Development
and Housing**

City of High Point

Date: November 7, 2017



Scale: 1"=200'
G:/Planning/Secure/ba-pz/
Inspections/ord-demo.mxd















