

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish –901 Martin St.

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

**Meeting Date:** 5/7/18

**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 901 Martin St.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 5/3/17. No action occurred by the compliance date of 6/5/17. 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 and any outbuildings on the property.

### **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:**

901 Martin St.

**OWNER:**

Estate of Ben Chestnut, Jr.

**REASON FOR  
INSPECTION:**

Inspector initiated due to exterior condition

**FIRST  
INSPECTION:**  
3/31/17

Summary of Major Violations

1. Repair or replace roof sheathing and covering
2. Repair or replace electrical panel
3. Repair or replace plumbing fixtures throughout
4. Repair or replace floor joists and flooring throughout
5. Repair or replace broken plumbing lines

**HEARING  
RESULTS:**  
5/3/17

James Chestnut appeared for the Hearing. During the Hearing it was determined there are several violations of the Minimum Housing Code. Mr. Chestnut stated that he is looking into possibly demolishing the property but he isn't sure. 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:**  
5/3/17

Order to Repair or Demolish  
Date of Compliance 6/5/17

**APPEALS:**

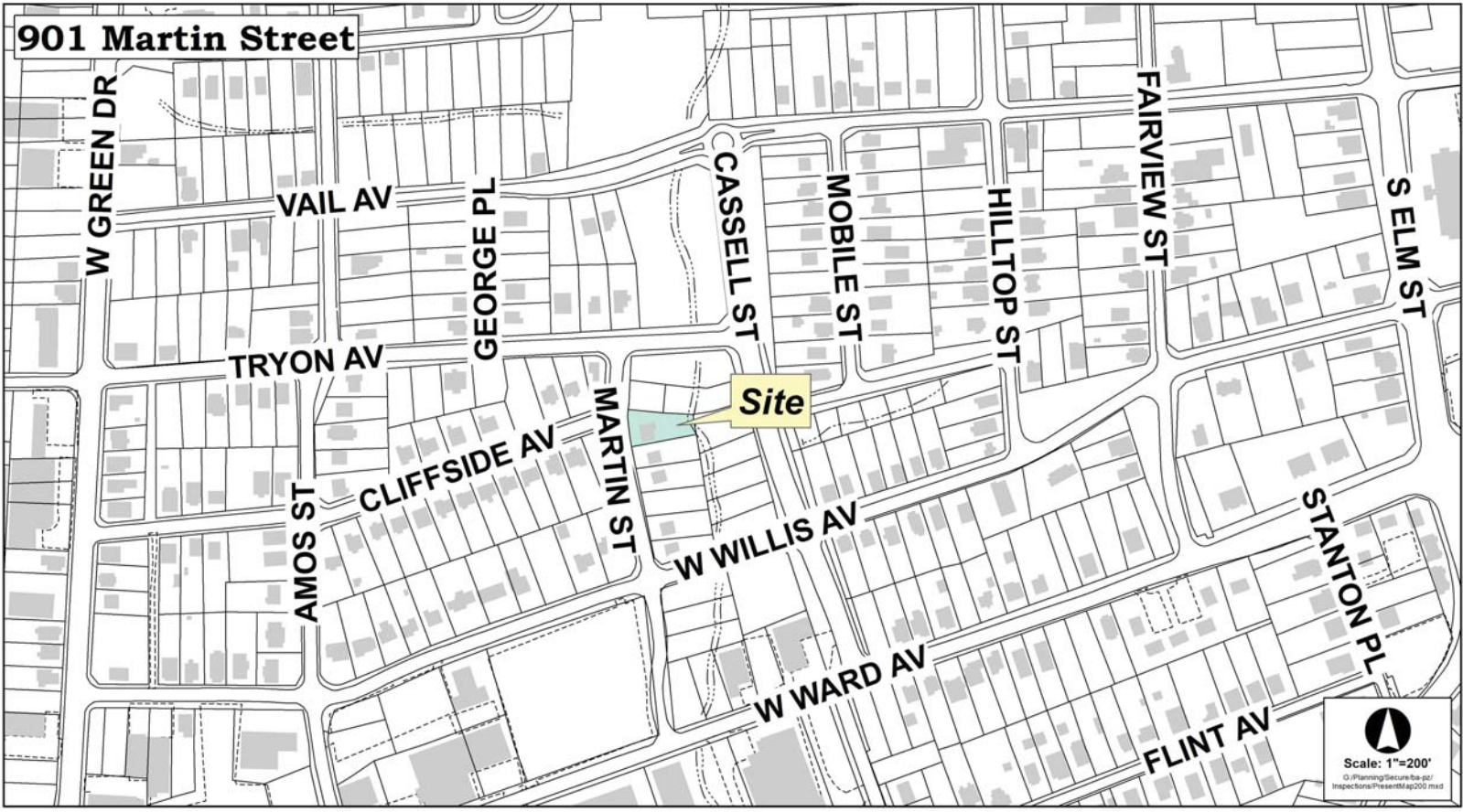
No appeals to date.

**OWNER  
ACTIONS:**

None

**ADDITIONAL:**

Mr. Chestnut stated in June of 2017 that he planned to demolish then in February of 2018 he advised the inspector that he didn't have the funds to demolish the property. Property taxes are delinquent in the amount of \$6,474.75 and is listed as being in active foreclosure with Guilford County Tax Department.



901 Martin Street

Scale: 1"=200'  
G:\Planning\Secure\ba\p\inspections\Present\ag200.mxd























