

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish –303 Phillips Ave.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 10/1/18

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 303 Phillips Avenue.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 5/17/17. No action occurred by the compliance date of 6/19/17. 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 all 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:**

303 Phillips Ave.

OWNER:

J. William Herndon, Jr.

**REASON FOR
INSPECTION:**

Investigated property due to Fire/UNC-G Study

**FIRST
INSPECTION:
4/7/17**

Summary of Major Violations

1. Repair or replace all water damaged/rotten structural materials
2. Repair floor covering for entire dwelling
3. Repair entire roof system
4. Repair front porch

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

Mr. Bill Herndon appeared for the Hearing. During the Hearing it was determined there are several violations of the Minimum Housing Code. Mr. Herndon presented documentation of house plans and roofing/truss plan dated May of 2017. He stated he plans to apply for permits for review in the next 30 to 60 days, and his plans for completion. 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:
5/17/17**

Order to Repair or Demolish
Date of Compliance 6/19/17

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None









